



# Giaimo

## CONSERVATION PLAN

### **Snelgrove Baptist Church**

12061 Hurontario St.  
Brampton, ON L6Z 4P8

Date: 17 January 2024

Prepared for:

Church of Archangel Michael & St. Tekla  
12091 Hurontario St.  
Brampton, ON L6Z 4P8

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# EXECUTIVE SUMMARY

This Conservation Plan (CP) has been prepared for the ruinification and symbolic conservation of the former Snelgrove Baptist Church, a one-and-a-half story masonry building constructed in 1904, located at 12061 Hurontario Street, Brampton, Ontario. The property, owned by the Church of Archangel Michael & St. Tekla (the “Owner”), contains the aforementioned brick building, as well as a church and a church community building.

This plan was prepared by Giaimo + Associates Architects Inc. (“Giaimo”), and is a revision to a CP issued on 12 June 2023. The CP follows a Heritage Impact Assessment (HIA), issued on 7 March 2022 and revised 16 March 2022. In its decision on 13 May 2022, Brampton City Council adopted heritage staff recommendations to approve the proposed conservation strategy outlined in the Heritage Impact Assessment.

The proposed conservation strategy is the ruinification and symbolic conservation of the heritage building to allow for the continued use of the site and preserve the cultural heritage value of the heritage property. The proposed strategy would involve retaining the building in-situ in its entirety, selective removal and salvage of a few components, and a blind window approach. The strategy also includes a lighting plan and an abstract interpretation of the former bell tower.

# 1 - INTRODUCTION

## 1.1 REPORT SCOPE

Giaimo + Associates Architects Inc. ("Giaimo") has been retained as heritage consultants by the Church of Archangel Michael & St. Tekla (the "Owner") for the preparation of this Conservation Plan (CP) for the ruinification and symbolic conservation of the former Snelgrove Baptist Church located at 12061 Hurontario Street, Brampton, Ontario. This conservation approach has been developed with reference to the Parks Canada *Standards and Guidelines for the Conservation of Historic Places* and the Ministry of Culture's *Ontario Heritage Tool Kit Procedures*.

According to the City of Brampton's Terms of Reference as they relate to the scope of Conservation Plans, a CP is recommended because the property is to be retained.

The purpose of this Conservation Plan is to ascertain the scope of work required to conserve the heritage value and attributes identified in the property's Part IV designation by-law (30-2018 on February 21, 2018). This Conservation Plan includes a description of the conservation work and preparation of drawings to show the extent and location of this work. This report is a revision to a CP issued on 12 June 2023, and has been revised to address City Heritage planners' comments. This report should be read in conjunction with the HIA prepared by Giaimo as revised on 16 March 2022.

The proposed conservation strategy is the ruinification and symbolic conservation of the heritage building to allow for the continued use of the site and preserve the cultural heritage value of the heritage property. The proposed strategy involves retaining the building in-situ in its entirety, with the selective removal and salvage of a few components; removing select interior elements and accessories, removing the front concrete stairs, and a blind window approach. The proposed strategy also includes a lighting plan and an abstract interpretation of the former bell tower.

## 1.2 SITE & CONTEXT

The former Snelgrove Baptist Church was built in 1904 and is located at 12061 Hurontario Street in Brampton, Ontario.

The subject heritage building is south of the Church of Archangel Michael & St. Tekla (north), a Coptic Orthodox church, and the Church's community facility (also north). The former church sits on the southeast area of the property, facing onto Hurontario Street, a five-lane Regional Road.

The former church is surrounded to the east and south by Snelgrove Place, a four-storey seniors apartment building owned by the Region of Peel.

The surrounding area is mostly single-family residences, though there is St. Rita Elementary School, a Dufferin-Peel Catholic District School Board school, directly to the east and two commercial plazas nearby on Mayfield Road to the south.



Fig. 1.1. Former Snelgrove Baptist Church

February 2022





Fig. 1.1. Property map

Brampton Planning. Annotated by Giaimo Architects.

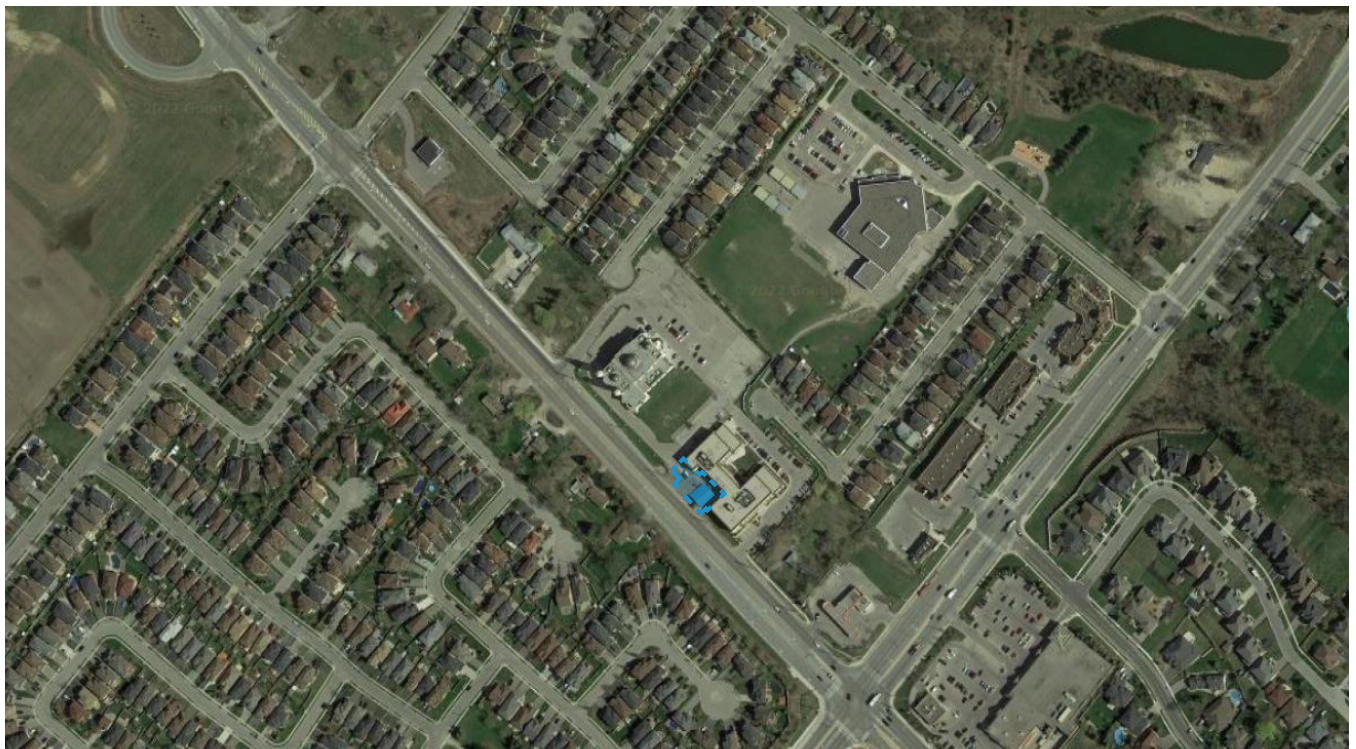


Fig. 1.2. Aerial view, site in blue

Google Earth. Annotated by Giaimo Architects.







Fig. 1.3. Bird's eye view looking north, site in blue



Fig. 1.4. Bird's eye view looking east, site in blue

Google Earth. Annotated by Giaino Architects.





Fig. 1.5. North elevation



Fig. 1.6. East elevation



Fig. 1.7. South elevation



Fig. 1.8. West elevation

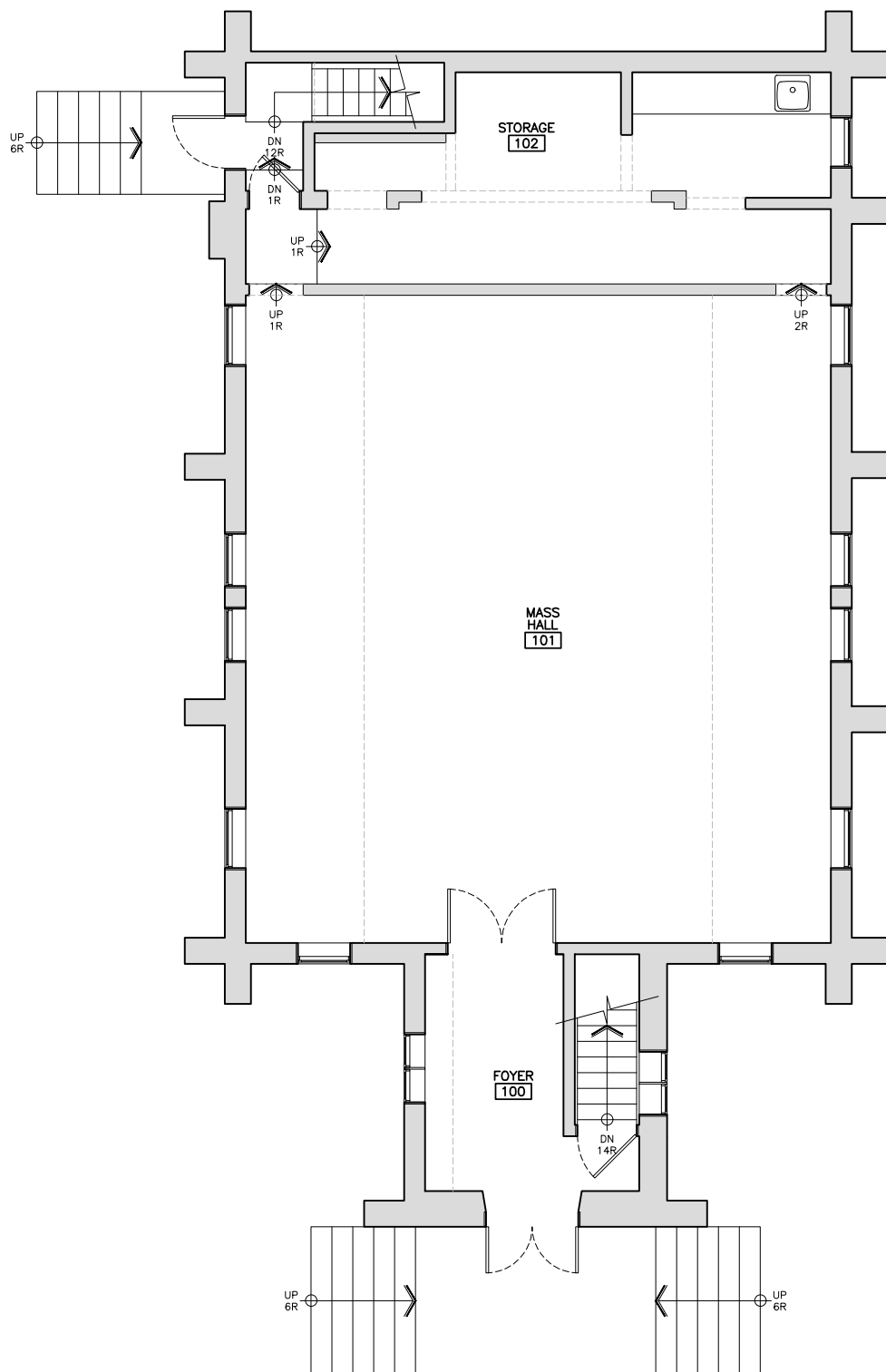


Fig. 1.9. Ground floor plan, 1:100

Provided by Church of Archangel Michael & St. Tekla

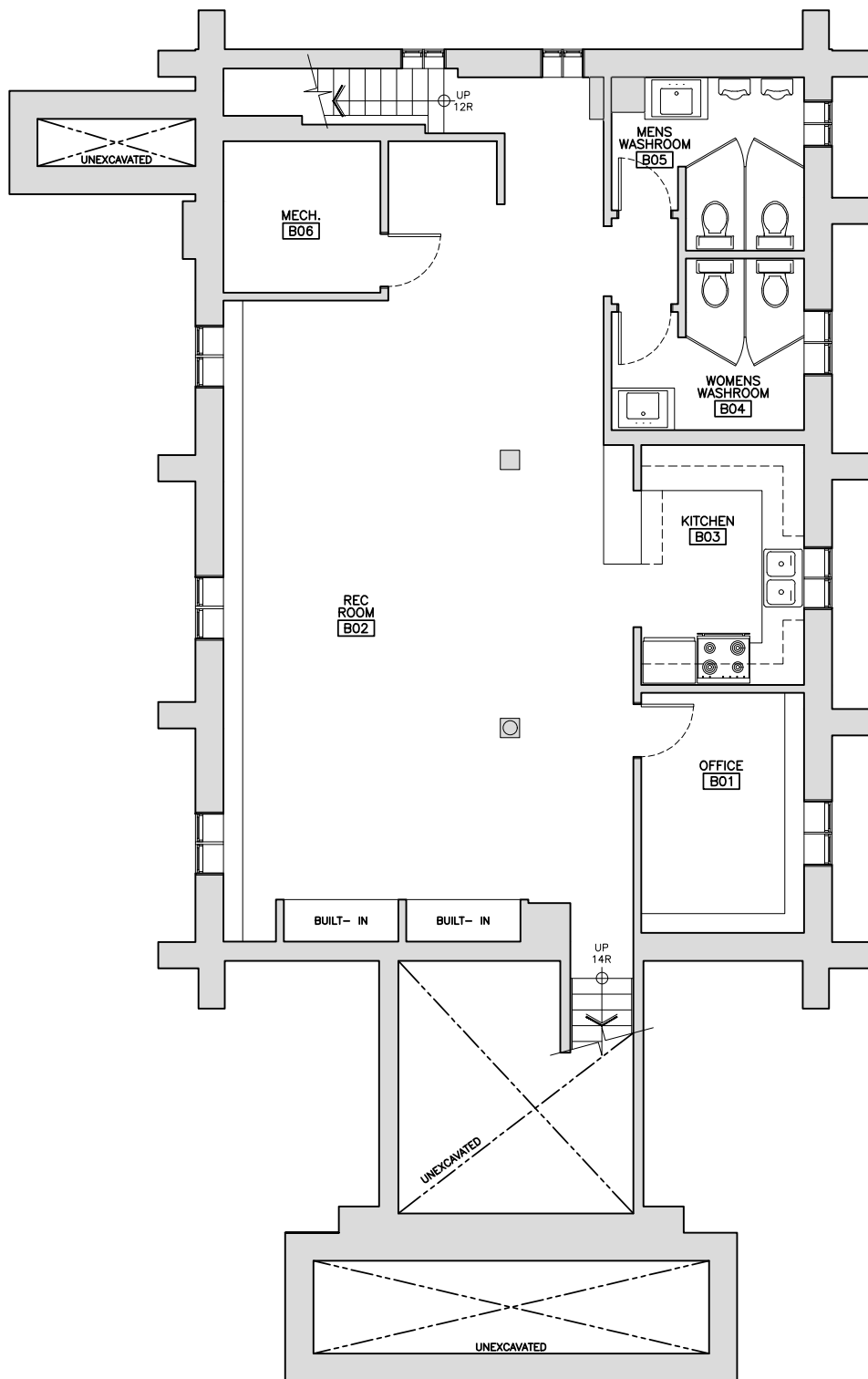


Fig. 1.10. Basement floor plan, 1:100

Provided by Church of Archangel Michael & St. Tekla





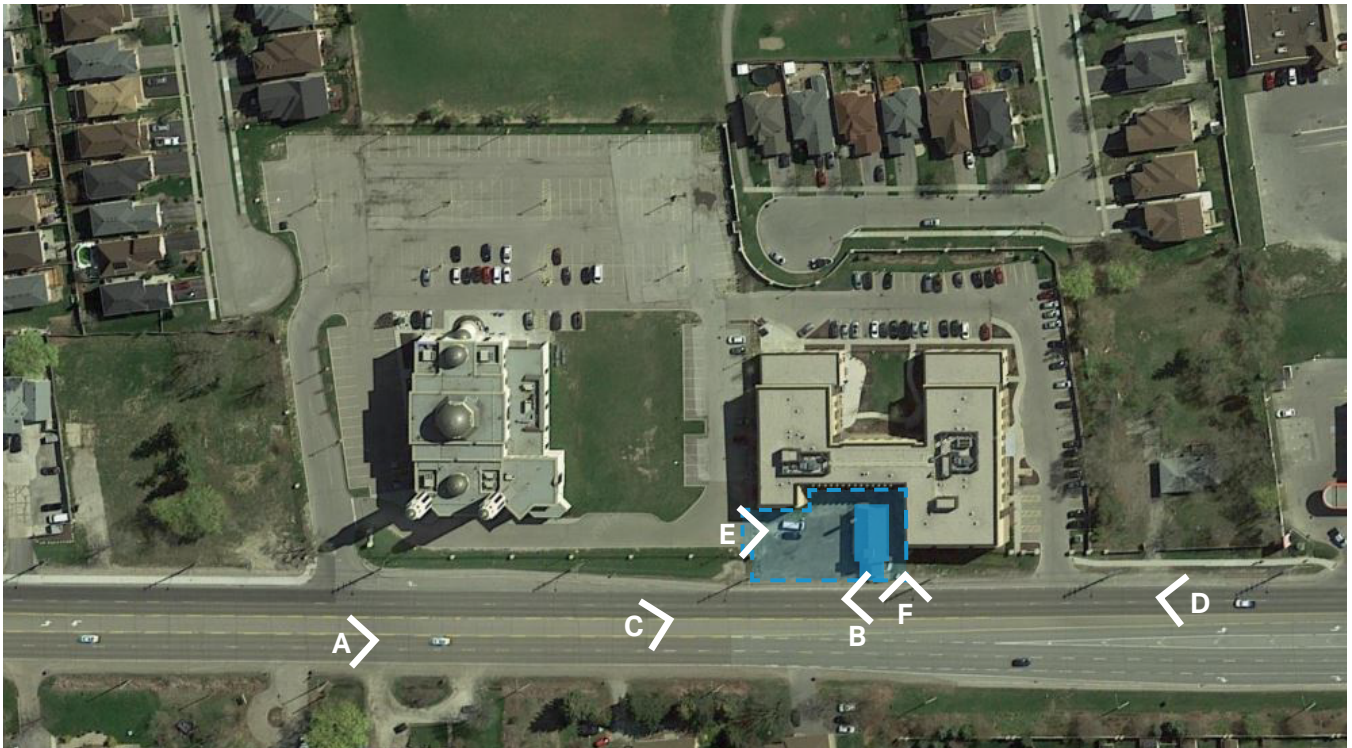


Fig. 1.11. Aerial of site

Google Earth. Annotated by Giaino Architects.



Fig. 1.12. View A: From Hurontario Street toward the Church of Archangel Michael & St. Tekla's property



Fig. 1.13. View B: Looking north from the Baptist Church's front stairs



Fig. 1.14. View C: Baptist Church and Snelgrove Place



Fig. 1.15. View D: Snelgrove Place with Baptist Church beyond



Fig. 1.16. View E: From parking lot to Baptist Church



Fig. 1.17. View F: Between Baptist Church and Snelgrove Place



## 1.3 HERITAGE RECOGNITION

### 1.3.1 HERITAGE STATUS

The former Snelgrove Baptist Church is designated under Part IV of the *Ontario Heritage Act*. It was designated by City of Brampton By-Law 30-2018 on February 21, 2018. The following Statement of Significance and Heritage Attributes are from the designation by-law.

### 1.3.2 STATEMENT OF SIGNIFICANCE

**Design/Physical Value:** The building at 12061 Hurontario Street, known originally as the Snelgrove Baptist Church, was built in 1904 on the site of an earlier frame church. The one and-a-half storey building is of rectangular plan, faced in red brick in common bond, and on a fieldstone foundation. Designed in the typical Ontario vernacular style for religious structures, the church also features Gothic Revival architectural influence. Gothic Revival architecture was very popular in Ontario, and was the most common style for religious buildings in the mid- to late 19th century. Common features of the style exhibited on the former Baptist church include a steeply pitched gable roof, pointed arch door and windows, buttresses, and quatrefoil window. The building also has a charming squat wooden bell tower with pillars, balustrade and frieze. To the north of the main entrance is a corner stone stating "Baptist Church 1904" marking the date that construction began on the church.

**Historical/Associative Value:** The Snelgrove Baptist Church is associated with the Village of Snelgrove, which grew from the intersection of Hurontario Street (Hwy 10) and Mayfield Road. The history of the settlement in the Snelgrove area dates back to 1826 when Andrew Ranzire came to live there following the completion of the survey for the north half of Toronto Township and all of Chinguacousy Township in 1819. Hurontario

Street, which bisected the new survey, was soon lined with planks and provided easy access for settlers to the port at the mouth of the Credit River. Snelgrove was then known as Edmonton after an early settler's hometown, and became a small commercial center in the 1820s and 1830s. The name change was the result of growing confusion between Edmonton, Alberta.

By 1840, the first Baptist Church building was built on the southeast corners of Fifteen Side Road and Hurontario Street on the property of John Watson. It was said to have been an "exceptionally built" brick church. Soon after the building of the church, a "good Sunday school" was organized. In the following years, the church prospered and many conversions and baptisms took place. By 1861, the church had outgrown its original building and land for a new church was purchased to the north of the village from Barthelme Snell. This church was described as a "fine structure" built of frame with a roughcast exterior and was almost as large as the present building.

Although the congregation was housed in the frame church built in 1861, the first church continued to be occupied for several years as it house meetings of Wesleyan Methodists and a separate Baptist congregation formed in 1861 as a result of a schism in the church over views towards communion. Eventually, because of further reorganization of the Baptist community, the first church was abandoned and demolished. The site of the former churchyard is marked by the Zion Cemetery, a pioneer cemetery that continues to reflect the history of the first church in its location on the southeast corner of Hurontario Street and Conservation Drive.

By 1904, the frame church used for over forty years was found to be no longer adequate for the needs of the congregation. As a result, it was decided that a new brick church would be built on the site of the frame church. According to the proceedings of the Guelph District Baptist Association in 1905, "[g]reat liberty was shown by the people in providing the means for the building" in terms of time, labour, and donations. On August 23, 1904, a ceremony was held to celebrate the laying of the corner stone of

the new church by Mr. John Smith, M.P.P. for Brampton. On January 1, 1905, the present brick church was opened for worship. The opening services were in charge of J. O'Neil of Paisley (Caledon East), and the congregation at this time included 37 members. Throughout its history, a number of long established local families, including the Snells, Watsons, Lighthearts, Newhouses, Pawleys, Groats, Earneys, and Bridies, attended the church.

The congregation reached its peak in 1914 with 51 members. The number declined steadily after that, as many people left to serve in the First World War. In 1946, the Snelgrove Baptist Church was forced to close its doors. The church reopened on July 11, 1959, only to close a few years later.

**Contextual Value:** The former Snelgrove Baptist Church also holds contextual value as a landmark building along Hurontario Street. The building is a reminder of the former village, and the valuable contribution of the Baptist church congregation to the village of Snelgrove of Chinguacousy Township. The property forms part of an important historical grouping, together with several scattered residential building of the village.

### 1.3.3 HERITAGE ATTRIBUTES

The heritage attributes comprise all facades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Ontario Vernacular architecture with Gothic Revival influence
- Red masonry construction in the common bond
- Fieldstone foundation
- Cornerstone with the inscription "Baptist Church 1904"
- Pointed arch window openings
- Pointed arch main entrance door



Fig. 1.18. Front elevation, date unknown.

Brampton Heritage Board, *Heritage Report: Reasons for Heritage Designation, Former Snelgrove Baptist Church*, January 2014, p. 10



Fig. 1.19. Former bell tower, 1978.

Region of Peel Archives, City of Brampton fonds.

- Stone sills
- Wood soffit
- Exposed roof supports
- Heavy-stepped brick buttresses
- Quatrefoil window above main entrance
- Brick chimney with ornamentation
- Association with the village of Snelgrove (formerly Edmonton)
- Associated with the Baptist congregation of Snelgrove
- Landmark status along Hurontario Street

## 1.4 HISTORIC OVERVIEW

The subject property is part of the Treaty and Traditional Territory of the Mississauga's of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandot Nations. For thousands of years, Indigenous peoples inhabited and cared for this land, and continue to do so today.

Undertaken in 1819, the first survey of Chinguacousy Township divided the township into east and west halves by Hurontario Street, with 200-acre concessions running in north-south strips on either side. The subject property is located in a portion of what was the west half of Lot 18 on Concession 1 East of Hurontario Street (EHS). The village was then known as Edmonton.

Drawn by fertile agricultural land, Europeans began to settle around the town in the 1820s and 30s. Edmonton's Baptist congregation was established soon after the community's founding. Prior to the construction of the present church building, the congregation practiced in other locations and in a previous building on the same site.

In 1904, it was decided to build a new brick church, the Snelgrove Baptist Church. The congregation came together to provide means, in terms of materials and labour, for the building. On August 23, 1904, a ceremony was held with



Fig. 1.20. Possible image of the Baptist church at its first location

"Snelgrove First Baptist Church." Region of Peel Archives, City of Brampton fonds.

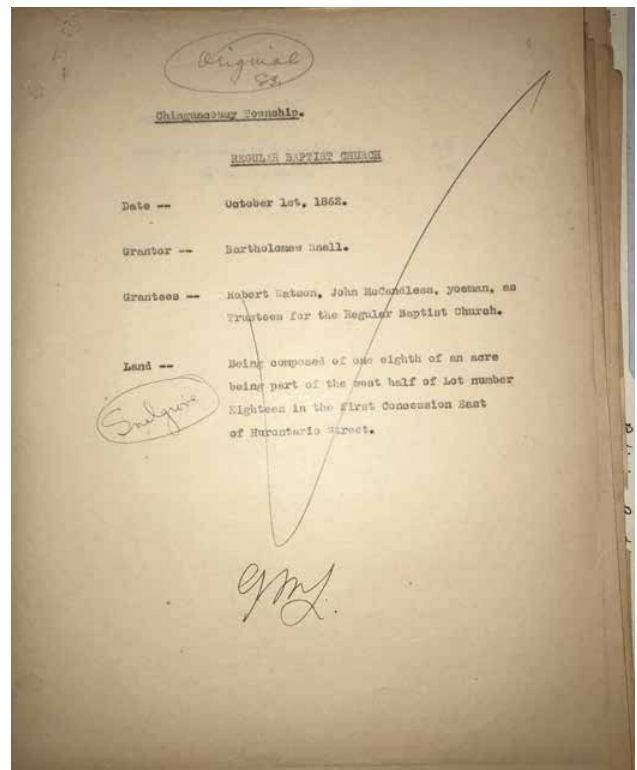


Fig. 1.21. Sale of the church's land from Bartholomew Snell to the Regular Baptist Church.

"Regular Baptist Church," October 1, 1862.

William Perkins Bull fonds, Region of Peel Archives.

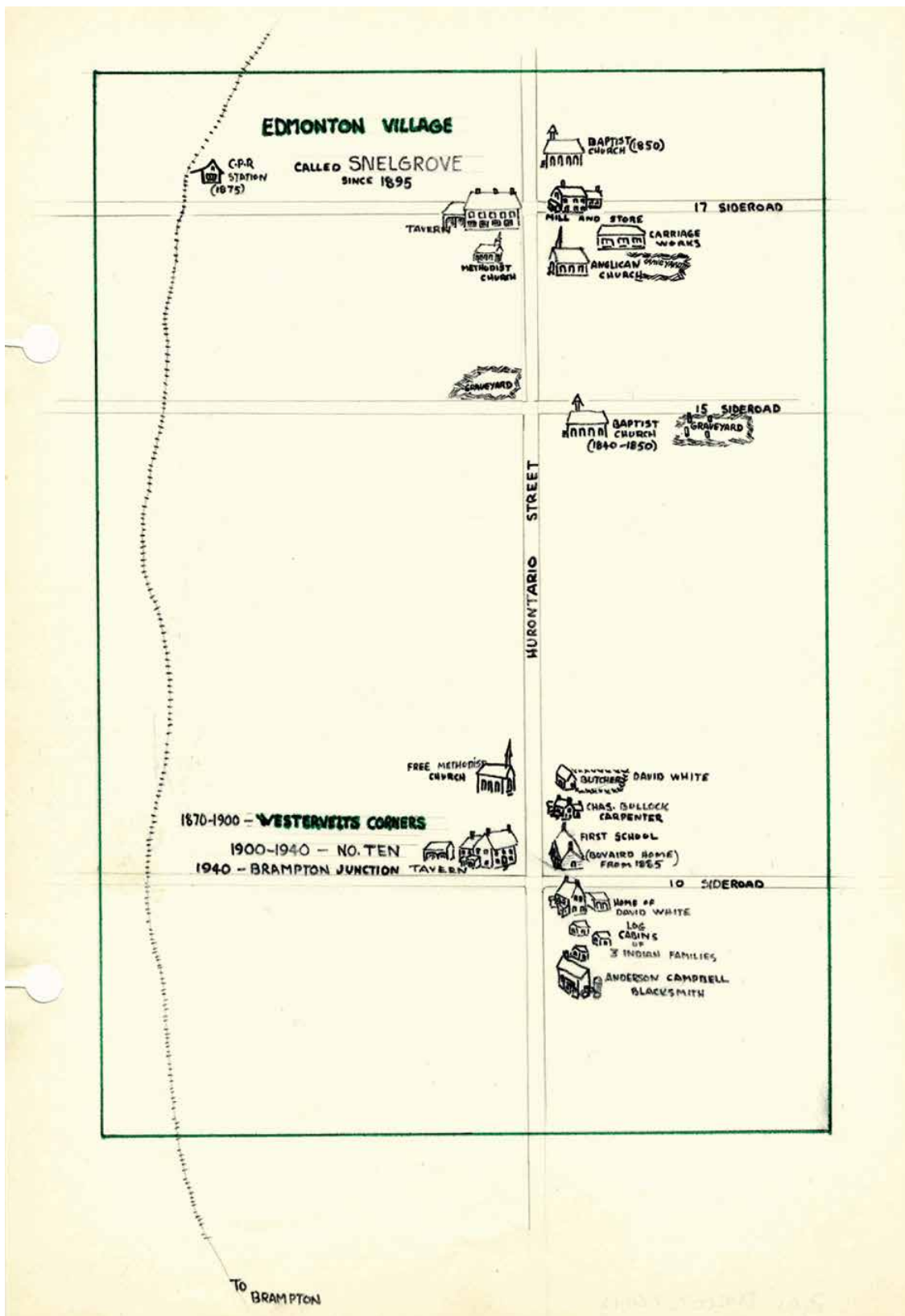


Fig. 1.22. Snelgrove along Hurontario Street  
 "Edmonton Village," Womens Institute, Tweedsmuir  
 Community History





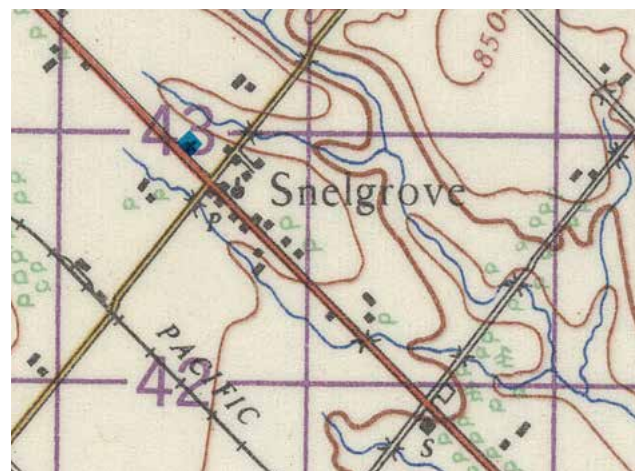
1909



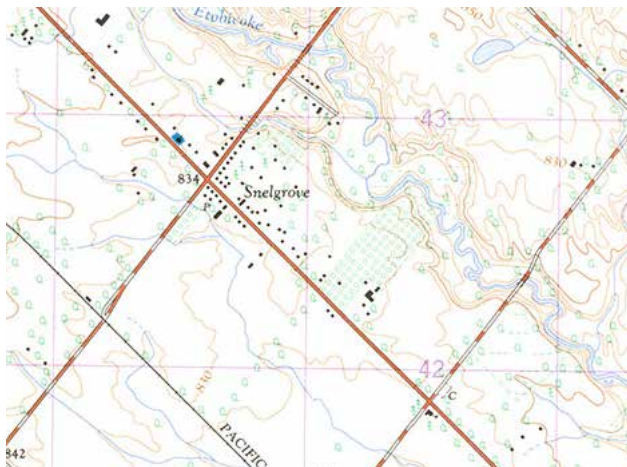
1918



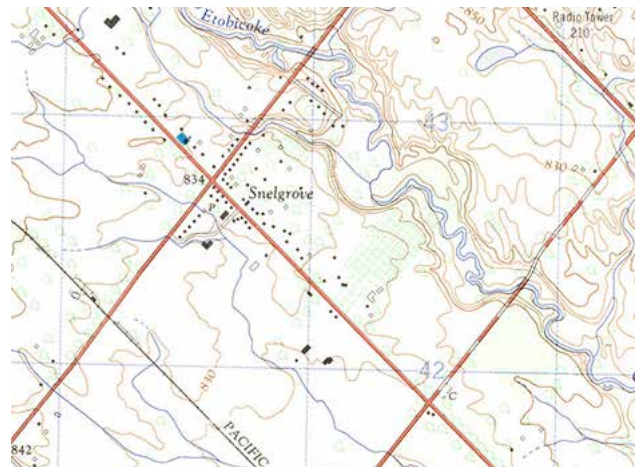
1929



1942



1963



1973

Fig. 1.23. Evolution of Snelgrove, church in blue  
Department of Militia and Defence, *Topographic Map*,  
Ontario, *Brampton Sheet*, years as indicated  
Annotated by Giaino Architects

the MPP of Brampton to celebrate the laying of the corner stone of the new church, the subject building. The church opened for worship on New Year's Day of 1905.

The Snelgrove Baptist Church is a one-and-a-half storey church faces west onto Hurontario Street. It has a rectangular plan with a vestibule at the front. It is built of smooth red brick in common bond and sits on a fieldstone foundation.

It was designed in the typical Ontario vernacular style for religious structures, featuring Gothic Revival influence. Gothic Revival architecture was the most common style for religious buildings in Ontario in the mid- to late 19th century. Common features of the style demonstrated on the subject building include a steeply pitched gable roof, pointed arch door and windows, buttresses, and a quatrefoil window.

The west façade (street facing) has the vestibule in the centre with a quatrefoil window above. The building is accessed via concrete stairs.

The building's north and south façades are divided into four bays, framed by the stepped brick buttresses. Each bay has either one or two pointed arch windows with stone sills, or a door. The northeast area of the building has a brick chimney.

There was originally a wooden bell tower with pillars, balustrade, and frieze. It has since been removed.

To the north of the main entrance is a corner stone that reads 'Baptist Church 1904,' marking the church's construction year.

The church's congregation reached its peak in 1914 with 51 members. The numbers declined after that, with members and ministers leaving to serve in World War I. The church closed its doors in 1946. The church had been known for its tea meetings, garden parties, and other socials, so its closing was a loss for the community. After being closed for a few years, the church reopened for worship and Sunday school in July 1959 with a new pastor. The congregation celebrated its centennial anniversary on the site

with a service on June 25, 1961. However, the church closed a few years later.

The rural setting that once surrounded the Snelgrove Baptist Church no longer exists. The City of Brampton has expanded, and the church now sits near its northern edge.

In July 1990, the Baptist Convention of Ontario and Quebec sold the site to the Church of God of Prophecy of Canada. In April 1992, it was sold to the Church of Archangel Michael & St. Tekla, a Coptic Orthodox church, who are the current owners. In 2009, the Coptic church sold part of their property to Region of Peel, severing the lot into its current configuration. The Coptic church was completed in 2011. In December 2022, the Coptic church opened a community facility named the St. George Building adjacent to their church.

The Snelgrove Place apartments, owned by the Region of Peel, opened in August 2012. It is a 4-storey, 94-unit affordable housing building for seniors. The apartment building is approximately 3 meters away from the former Snelgrove Baptist Church. The proximity of the apartment building to the Baptist church has isolated the heritage resource from its historic context.





Fig. 1.24. Snelgrove Baptist Church, 1994.

Brampton Heritage Board, *Heritage Report: Reasons for Heritage Designation, Former Snelgrove Baptist Church*, January 2014, p. 10



Fig. 1.25. Snelgrove Baptist Church, 1994.

Brampton Heritage Board, *Heritage Report: Reasons for Heritage Designation, Former Snelgrove Baptist Church*, January 2014, p. 11

# 2 - BUILDING CONDITION ASSESSMENT

## 2.1 LIMITATIONS & EXTENT

Materials in this report reflects the opinion of Giaimo + Associates Architects Inc. ("Giaimo") at the time of the site visit. The descriptions and observations are solely based on physical evidence reviewed during the site visits. In addition, invasive, physical, or destructive testing on or off site was not undertaken prior to developing this assessment.

The observations included in this assessment may change following receipt of supplementary information, further reviews, and any additional coordination with stakeholders and consultants involved in this project. The review was targeted toward visible elements of the building. The following aspects are excluded:

- Detailed survey;
- Reviewing and summarizing of past reports and studies;
- Review of existing building conditions in concealed or inaccessible areas;
- Roof membranes;
- Investigations or exploratory work;
- Laboratory analysis of building components;
- Study on the types and conditions of the building structure;
- Study on the types and conditions of mechanical and electrical systems;
- Building Code and/or regulation compliance analysis;
- Hazardous materials review and/or characterization, or analysis of air quality or potential contamination (asbestos, molds, etc.); and
- Review of any components that are not specifically identified as being included in the mandate.

## 2.2 METHODOLOGY

This assessment is based on a February 3, 2022, site visit to review and evaluate the building condition. The observations are high level and based on a visual review of the building; no intrusive investigation was undertaken. The exterior review was conducted from grade and the public sidewalk. The roof was viewed only from grade. The interior review was visual and conducted in accessible spaces only.

Our observations are based on physical conditions that were visually accessible from grade and interior accessible areas. Some existing conditions might not have been observed.

A visual review was completed and included the exterior masonry, doors, windows, and visible components of the roof, as well as the interior of the building.

The building components were graded using the following assessment system;

- Good: The assembly or component is mainly intact and is at minor risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- Fair: The assembly or component is compromised and is at risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- Poor: The assembly or component is lost or at considerable risk of loss due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)

## 2.3 REPORT STRUCTURE

This condition assessment is divided into two (2) main sections:

- Exterior conditions
- Interior conditions

Each section is further categorized based on specific building components with observations and recommendations following.

Included are photographs to assist in identifying general and specific location areas where observations and recommendations have been made.

All photos were taken by Giaimo on February 2, 2022 unless noted.

## 2.4 EXTERIOR CONDITIONS

The former Snelgrove Baptist Church, a one and a half storey masonry building was constructed in the Ontario vernacular style, featuring Gothic Revival architectural elements typical of mid to late 19th century religious buildings in Ontario.

At the time of the review, the exterior appeared to be in fair condition with localized areas in poor condition. Contributing factors to the building's deterioration include its proximity to Hurontario Street, poor drainage, and general lack of maintenance.



## 2.4.1 MASONRY

The exterior of the building features red brick in the common bond, fieldstone foundations, stepped brick buttresses and stone sills. The multi-wythe exterior masonry walls are load bearing and supported by thirteen buttresses.

### 2.4.1.1 OBSERVATIONS

- The brick is generally in fair condition, with localized areas in poor condition.
- Mortar joints are generally in fair to poor condition. There are incompatible repairs in many areas.
- The brick at the base of the front facade of the building is significantly deteriorated.
- The brick chimney appears to be in fair condition.
- The front buttresses are partially collapsed.
- The stepped buttress adjacent to the side entrance doors (north) is partially collapsed.

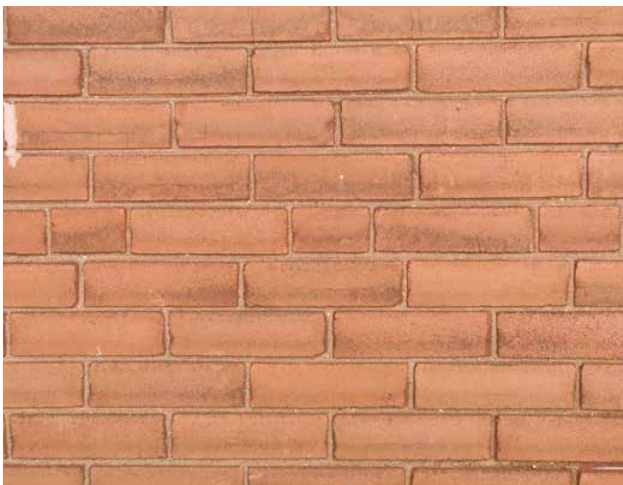


Fig. 2.1. Sample of brick in good condition in areas with less exposure to the elements. (mainly back facade)



Fig. 2.2. General condition of brick throughout, displaying signs of deterioration, structural cracks, open joints and incompatible repairs.



Fig. 2.4. General condition of brick near grade.



Fig. 2.3. General condition at inside corners: open joints, deteriorated mortar, incompatible repairs.





Fig. 2.5. General condition of brick at front vestibule.



Fig. 2.6. Brick partially collapsed at front façade.



Fig. 2.7. Severe deterioration of masonry at lower portion of front entrance wall.



Fig. 2.8. Brick chimney appears to be in fair condition.

- The brick and the stone foundations at the inside corner between the south buttress and the main wall is significantly deteriorated, most likely due to poor drainage.
- There are significant cracks above window and door openings throughout.
- Fieldstone foundation walls are generally in fair condition, with localized areas in poor condition.
- There are visible openings in localized areas at the foundation walls.
- Previous incompatible repairs are visible



Fig. 2.10. Significant deterioration at buttresses due to water ingress.



Fig. 2.12. Front buttress partially collapsed.



Fig. 2.11. Close-up of inside corner at buttresses: damaged masonry due to water ingress.



Fig. 2.13. Buttress adjacent to side door partially collapsed.



Fig. 2.9. General condition of masonry condition at inside corners. Deteriorated mortar, structural cracks, and incompatible repairs.



throughout the foundation walls.

- Masonry at window openings typically has structural cracks and incompatible repairs.
- The stone sills are in fair condition.
- The corner stone stating 'Baptist Church 1904' is in fair condition, with signs of weathering and incompatible mortar repairs.



Fig. 2.14. Incompatible repairs of foundation walls and open joints.



Fig. 2.15. Foundation walls at basement window: incompatible repairs and spalling.



Fig. 2.16. General condition of foundation walls around basement windows.



Fig. 2.17. General condition of foundation walls: open joints and incompatible repairs.



Fig. 2.18. Foundation walls interior face visible in the basement.



#### 2.4.1.2 RECOMMENDATIONS:

The scope of work for the exterior masonry is minimal and targeted towards selective removal of certain components, and a minimal repair for areas of significant deterioration that can potentially impact the structural integrity of the building.

- Front façade: carefully remove existing front concrete steps, protect front façade brick and buttresses.
- Front façade: following removal of



Fig. 2.21. Side entrance door appears to be replaced and in fair condition.



Fig. 2.19. Typical condition at window openings: structural cracks and incompatible repairs.



Fig. 2.22. Stone sills are generally in fair condition.



Fig. 2.20. Typical condition at window openings: structural cracks and incompatible repairs.



Fig. 2.23. Cornerstone in fair condition with minor chipping around the edges.

the concrete steps, infill area of front façade with salvaged or new bricks to match existing. Replace bricks that are significantly deteriorated.

- Front and back buttresses: partially reconstruct damaged and collapsed parts of brick buttresses with new matching bricks.
- Southeast corner: Repair or replace masonry at inside corner between southeast buttress and main wall.



Fig. 2.25. General condition of brick at front façade, which requires repair.



Fig. 2.26. Condition of brick at front façade and buttress, which requires reconstruction.



Fig. 2.24. Exterior concrete stairs and metal guardrails & handrails to be removed.



Fig. 2.27. Condition of brick at southeast corner, which requires repair or replacement.



## 2.4.2 OPENINGS

The pointed arch windows and doors, and quatrefoil window are character defining elements of the building. All the windows have been replaced. The main door is original. The quatrefoil window is original.

### 2.4.2.1 OBSERVATIONS

- The quatrefoil window is original and appears to be in good condition, with minor deterioration.
- The remaining original wood window frames are in fair to poor condition.
- The windows have been replaced with incompatible aluminum or vinyl windows and are in fair condition.
- The main entrance door appears to be original and in good condition.
- The side entrance door has been replaced and in fair condition.



Fig. 2.28. Original wood window frames in fair to poor condition. Windows have been replaced.



Fig. 2.29. Windows have been replaced throughout.



Fig. 2.30. Basement openings and windows not original.



#### 2.4.2.2 RECOMMENDATIONS:

- Retain original quatrefoil window.
- Main entrance door to be retained and secured.
- Repair and paint side door as required. Side door to remain for periodic monitoring and maintenance access, to be properly secured.
- Remove existing basement windows and infill with brick as described in the conservation drawings.
- Options for existing ground floor window openings:
  - Option 1: remove existing windows and frames and infill with brick as described in the conservation drawings.
  - Option 2: retain existing windows and install metal screens as described in the conservation drawings.



Fig. 2.33. Quatrefoil window original and in good condition.

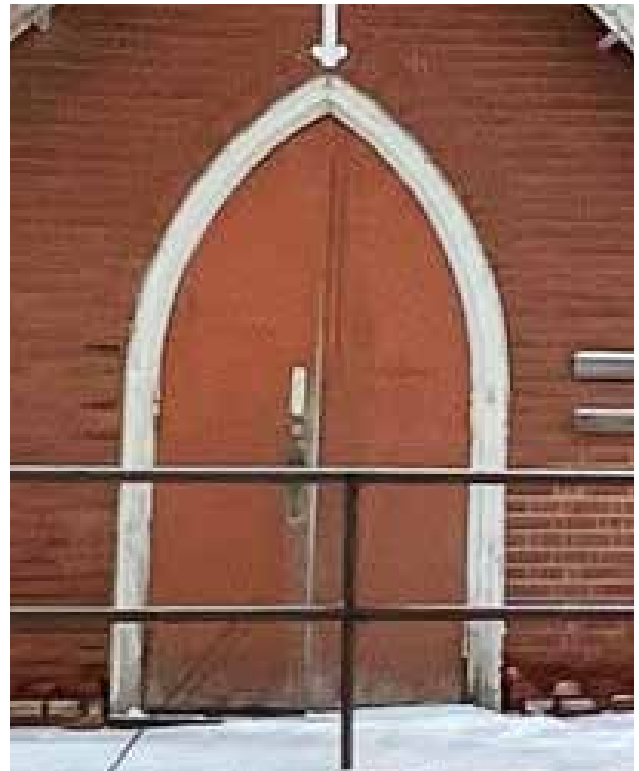


Fig. 2.31. Front door appears to be original and in good condition.



Fig. 2.32. Side door is a replacement and is in fair condition.

## 2.4.3 ROOF

### 2.4.3.1 OBSERVATIONS

- The squat wooden bell tower has been partially removed. The remainder of the bell tower appears to be in fair condition.
- Exposed wood roof supports, and wood soffits are in fair condition.
- Gutters and downspouts have been replaced and appear to be in fair to poor condition.
- Roof drainage appears to be in poor condition and directed towards the face of the building and the foundations, causing severe masonry damage in some locations.

### 2.4.3.2 RECOMMENDATIONS:

- Repair or replace gutters and downspouts as required to maintain proper drainage.
- Direct drainage away from the building and foundation walls at the southeast inner corner.



Fig. 2.36. Remnants of bell tower appear to be in fair condition.



Fig. 2.37. Roof in fair condition. Shingles are not original.



Fig. 2.34. Wood soffits and roof brackets in fair to poor condition.



Fig. 2.35. Gutters and downspouts in fair condition.

## 2.5 INTERIOR CONDITIONS

The interior of the main level is composed of non-load bearing partition walls, wood framed floors, and a combination of wood paneling and plaster. The basement was intact and fully finished and furnished at the time of the review.

### 2.5.3.1 OBSERVATIONS

- The original interior wood elements are in good condition.
- There are visible cracks on the plaster in localized areas.

### 2.5.3.2 RECOMMENDATIONS:

- Disconnect all mechanical and electrical services.



Fig. 2.39. Main entrance door appears to be original, displaying Gothic-Revival style influences.



Fig. 2.40. Basement is fully finished and furnished.



Fig. 2.38. Main floor interior, wood paneling, and wood ceiling are in good condition. Floors are carpeted.



Fig. 2.41. Finished kitchen in the basement.



## 2.6 GENERAL RECOMMENDATIONS

- Remove existing exterior lighting fixtures.



Fig. 2.42. Exterior lighting fixture to be removed.



Fig. 2.43. Exterior lighting fixture to be removed.

## 3 - PROPOSED CONSERVATION SCOPE

### 3.1 CONSERVATION APPROACH

The proposed strategy is the ruinification and symbolic conservation of the Snelgrove Baptist Church heritage building, as proposed by Gaiimo Architects. According to Brampton's HIA Terms of Reference, "ruinification allows for only the exterior of a structure to be maintained on a site." The building will be decommissioned and allowed to decay naturally, letting it stand as a monument.

This proposal takes into consideration that the subject building is underutilized and that the exterior condition is deteriorating. There is also an existing easement agreement with the City, and potential for the widening of Hurontario Street (as indicated by the owner). This widening may impact the heritage building's west façade, though it will continue to be viewed directly from the sidewalk and street.

As outlined below and in the Appendix A drawings, the scope of the conservation strategy for the property includes:

- Removal of the front concrete steps, followed by repair and replacement of damaged bricks with salvaged or new matching bricks.
- Two options are proposed for the treatment of existing ground floor window openings:
  - Removal of all window frames and glazing, and infilling the openings with new brick. The majority of openings would be filled solid for a blind window approach.
  - Select openings would be filled with a screen pattern to allow for ventilation.
  - Retaining existing frames and glazing and installing perforated metal screens.
- Partial repair of significantly damaged

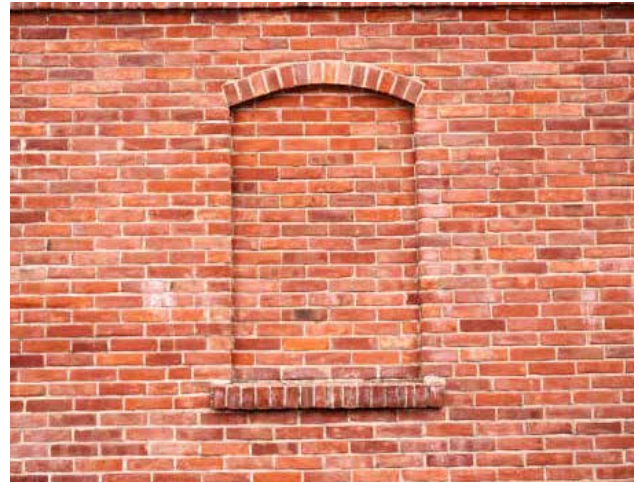


Fig. 3.1. Example of blind window

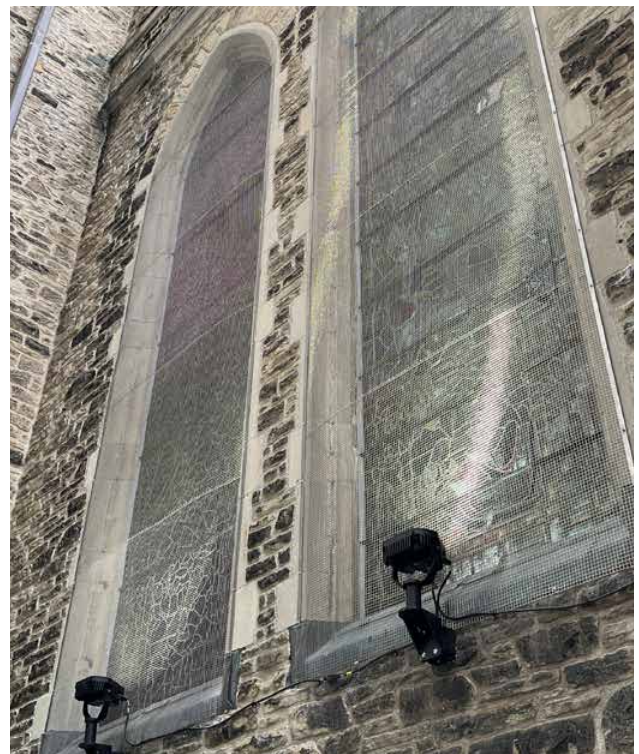


Fig. 3.2. Example of metal screens

buttresses.

- Partial repair of significantly damaged masonry due to poor drainage as indicated on the conservation drawings.
- Disconnection of services (water, electricity, etc.).
- Repair or partial replacement of drainage systems as required to maintain proper drainage.
- An abstract interpretation of the former bell tower, which would be constructed as a light steel frame.
- Removal of exterior light fixtures.
- An interpretive lighting strategy to highlight select heritage attributes, as outlined in Section 4.
- Development of a commemoration strategy to highlight the significance of the heritage property. This includes a plaque similar to as shown in Section 5.

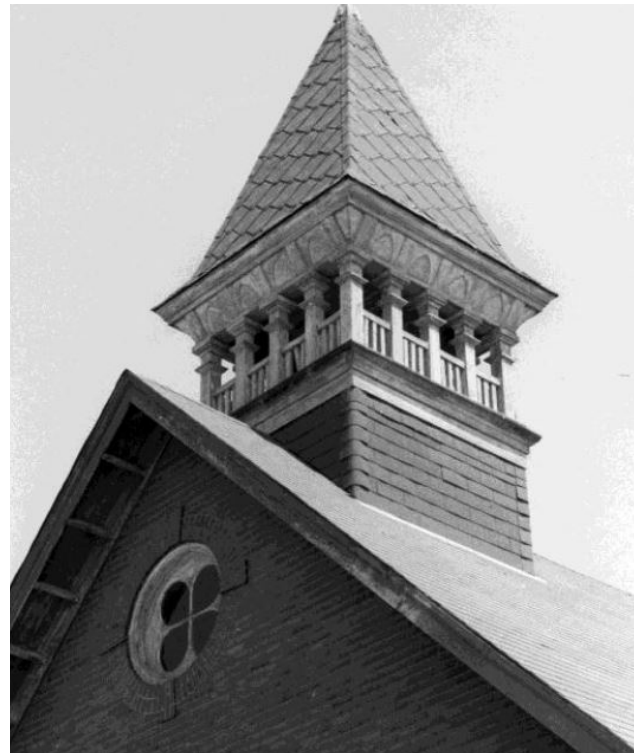


Fig. 3.3. Former bell tower, date unknown.

Brampton Heritage Board, *Heritage Report: Reasons for Heritage Designation, Former Snelgrove Baptist Church*, January 2014, p. 10



Fig. 3.4. Proposed commemorative 'ghost' bell tower.



## 4 - LIGHTING PLAN

The proposed heritage lighting plan outlines the approach for the nighttime illumination of the heritage attributes of the former Snelgrove Church, the lighting plan forms part of the overall proposed ruinification and symbolic commemoration plan. This section describes the illumination approach as a means of enhancing the building's heritage attributes and its status as a landmark along Hurontario Street.

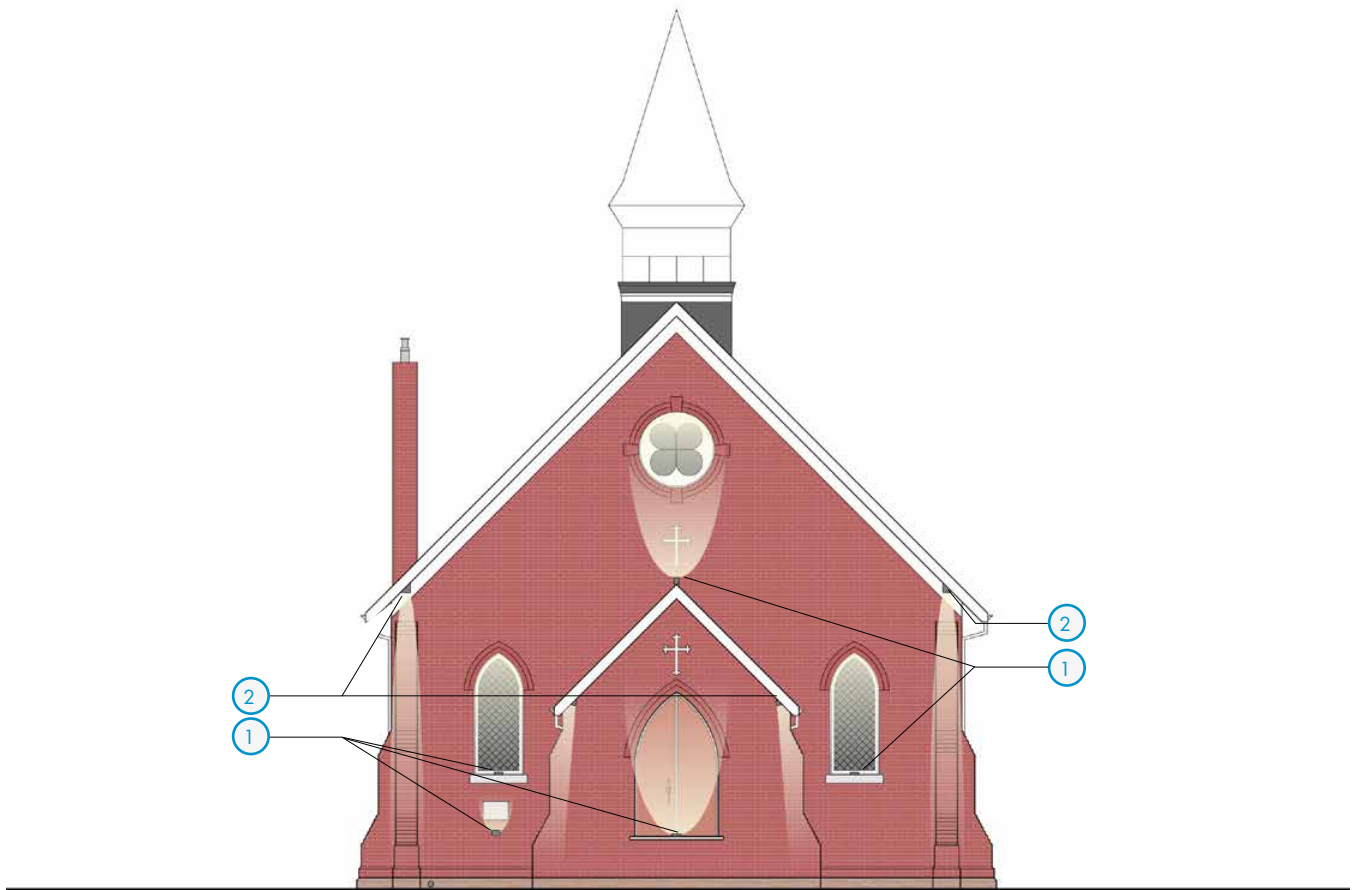
The lighting approach will provide overall illumination of the exterior through the use of LED wall-mounted light fixtures and wall washers, which will highlight certain heritage attributes that emphasize the Gothic Revival architectural influence. The light fixtures will be carefully located to emphasize attributes including the cornerstone, quatrefoil window, pointed arch windows, pointed arch main door, and stepped buttresses.

Proposed conceptual elevations of the design by Gaiimo are on the following page.

### 4.1 LIGHTING APPROACH AND HERITAGE ATTRIBUTES

The main (west) and side (north) façades are the focus of the lighting design. The proposed lighting design highlights the following heritage attributes as described in the heritage designation by-law (highlighted attributes are italicized by author):

- *Ontario Vernacular architecture with Gothic Revival influence*
- Red masonry construction in the common bond
- Fieldstone foundation
- *Cornerstone with the inscription "Baptist Church 1904"*
- *Pointed arch window openings*
- *Pointed arch main entrance door*
- *Stone sills*
- Wood soffit
- Exposed roof supports
- *Heavy-stepped brick buttresses*
- *Quatrefoil window above main entrance*
- Brick chimney with ornamentation
- Association with the village of Snelgrove (formerly Edmonton)
- Associated with the Baptist congregation of Snelgrove
- *Landmark status along Hurontario Street*



## LEGEND

1. LED up-lighting fixture (x5)
2. LED down-lighting fixture (x4)

Fig. 4.1. Conceptual lighting plan, west elevation

### Main Façade (West)

The lighting approach for the main façade highlights the general massing and materiality of the building and focuses on certain heritage attributes such as the pointed main entrance door, quatrefoil window, and cornerstone. Facing the street, it accentuates the heritage character that establishes a dialogue between the public and their local history.

Downward lights are proposed to be fixed to the underside of the soffit, which partially conceals the fixtures and allows them to connect to an existing electrical source. The lights proposed to highlight the corner buttresses will emphasize the stepped and massed nature of multi-wythe brick

structure. Meanwhile, the lights that highlight the buttresses on both sides of the entrance vestibule will emphasize the profile of the heavy-stepped brick.

To align with the language of the lights proposed for the façade's pointed arch windows, upward lights are proposed to accentuate the pointed arch main entrance door and quatrefoil window, unique Gothic Revival attributes. Installed on the door sill, an upward light will capture the difference in expression between the wooden door, expressive pointed arch frame, and masonry pointed arch. Installed on the entrance vestibule roof's ridge, an upward light will capture the quatrefoil window. Both upward lights will also highlight the crosses above the entrance door and below the





## LEGEND

1. LED up-lighting fixture (x6)
2. LED down-lighting fixture (x6)

Fig. 4.2. Conceptual lighting plan, north elevation

quatrefoil window, acknowledging the church's past use.

### Side Façade (North)

Two lighting strategies are employed on the side façade to highlight the rhythm of the brick buttresses and pointed window arches. Together they hint at the voluminous once-used congregation space at the church's interior.

Like the main façade, downward lights are fixed under the soffit which both partially conceal the fixtures and connect to an existing electric source. The buttresses are highlighted in a way that emphasizes the repetitive pattern of Gothic Revival structural layouts. Upward

lights are fixed on the window sills to capture the pointed arch frames. The difference in angles between the vertical plane of the covered opening and the horizontal expression of the window head frame dramatically catches light as it fades upwards from below.

### Non-illuminated Façades (East/South)

The east and south elevations are in close proximity to the Snelgrove Place seniors apartment building and will not be illuminated because they are not visible from the public realm. Lighting on those façades would introduce light trespass and therefore should be avoided.

## 5 - COMMEMORATION PLAN

The purpose of the Heritage Commemoration Plan is to commemorate the heritage resource's history and cultural value to future visitors. The remaining building itself stands as a monument and will be accentuated by the lighting plan described in Section 4. Additionally, the intent is to incorporate a City of Brampton heritage plaque on site for the public. In line with the City's Heritage Plaque Program, the heritage plaque would be wall-mounted, blue, 15" by 12", and "made of exterior grade high-pressure laminate fused with anti-UV layers and graffiti resistant technologies."



Fig. 5.1. Sample of heritage plaque

Base by Heritage Plaque Program, modified by Giaino



## 6 - PROTECTION PLAN

The existing Snelgrove Baptist Church heritage building is to be retained on site but undergo a process of ruinification. In conjunction with the conservation strategies in Sections 3 and 4, this section outlines methods of protecting the heritage fabric. The following Protection Plan and post-maintenance recommendation provide an overview of actions to protect and monitor the heritage building that should be undertaken in the short and long term.

### 6.1 BUILDING PROTECTION

The owner shall, at all times, keep the building and property adequately insured.

#### 6.1.1 PRE-CONSERVATION

This part of the Protection Plan evaluates stabilization and security measures to protect the heritage building in the interim period between now and the commencement of conservation work. The owner's intent is to commence the conservation work in spring 2023.

As part of the Commemoration Plan, thorough pre-construction documentation of the heritage building has been carried out to ensure a common understanding of the as-found conditions. This provides a baseline from which changes to the building and its context can be identified, monitored, and assessed.

Presently, the owner occasionally leases out the building to a smaller congregation on the weekend, so it is kept in operational condition and is monitored periodically.

In the case that the building becomes completely vacant prior to work commencing, it is recommended that:

- the doors and windows be locked and secured to prevent the entrance of the elements, unauthorized persons, or pests;
- all windows and doors be protected with a sheet of exterior grade plywood fitted to the interior of the openings, small openings/louvers in the plywood are to be provided for ventilation;
- the roof including the shingles, eavestroughs, and downspouts be maintained in stable and working condition;
- all interior doors be fixed ajar at least 4" to allow for air circulation;
- the utilities serving the building are properly capped, unless such utilities are necessary for its security and maintenance;
- all supply plumbing lines are drained and empty and anti-freeze is added where necessary;
- fire hazards and flammable items be removed;
- the building be sprayed against insects, rodents, or other pests as necessary;
- the building be monitored periodically with in-person visits;
- ongoing preventative maintenance be performed effectively and promptly to address issues identified during routine visits;
- any maintenance tools, equipment, or ladders that might be used to gain interior access be promptly removed from the site;
- and a "No Trespassing" sign be posted at the front door.

## 6.1.2 DURING CONSERVATION WORK

This part of the Protection Plan identifies potential risks and outlines measures to reduce and monitor the potential for damage to the heritage building while undergoing conservation work:

- Prior to any work, a fence should be erected around the building's perimeter.
- A well-functioning water drainage system must be maintained around the heritage building throughout the process.
- This periodic visual inspection should be undertaken to detect and interpret changes to the heritage building that result from work.
- When the glazing and doors are removed, all openings should be fitted with a sheet of exterior grade plywood.

Pre-construction meetings will address the roles in the protection of each party that will work on site. Responsibility for implementing the agreed upon protections will be established among the owner, heritage consultant, general contractor, and relevant subcontractors.

## 6.2 POST-CONSERVATION MAINTENANCE

A heritage easement agreement is already in place with the City of Brampton to perpetually protect the building. The agreement is registered on the property title and is binding for current and future property owners. The agreement will ensure that the heritage fabric is maintained in good condition and properly insured.

This agreement is in addition to the designation under the *Ontario Heritage Act*.

## 7 - COST ESTIMATES

The following is a preliminary cost estimate for the proposed scope of work for the building's symbolic conservation. The costs were developed in concert with heritage contractors in March 2023.

Exterior masonry	\$20,000
Openings & screen	\$45,000
Roof, gutters, and downspouts	\$7,500
Contingency	\$15,000
Subtotal	\$87,500
HST	\$11,375
Total	\$98,875

This cost estimate can be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan.

The cost estimate does not include work related to the 'ghost' bell tower.



## 8 - CONCLUSION

The proposed symbolic conservation recommendations described in Section 3 conserve the cultural heritage value of the Snelgrove Baptist Church while allowing for the continued use of the Site. While ruinification is not a common conservation approach, it was suited for this Site. While select building components, such as the windows, will be covered, most of its heritage attributes and character-defining attributes will be preserved. Some of those heritage attributes will be enhanced by the interpretive lighting. Overall, the proposed conservation strategy represents minimal adverse impact on the Snelgrove Baptist Church heritage resource. Upon completion of the work, the designation status through the *Ontario Heritage Act* will remain.

# SNELGROVE BAPTIST CHURCH

12061 HURONTARIO ST., BRAMPTON, ON L6Z 4P8

PROJECT NUMBER: 22001  
ISSUED FOR CONSERVATION PLAN  
January 17, 2024

## DRAWING LIST

### ARCHITECTURAL

AH000	Cover
AH001	Notes
AH005	Proposed Site Plan
AH100	Existing Plan - Basement
AH101	Existing Plan - Ground Floor
AH102	Existing Plan - Roof
AH105	Removals Plan - Basement
AH106	Removals Plan - Ground Floor
AH107	Removals Plan - Roof
AH110	Proposed Plan - Basement
AH111	Proposed Plan - Ground Floor
AH112	Proposed Plan - Roof
AH420	Conservation - Removals Elevation - East & West
AH421	Conservation - Removals Elevation - North
AH422	Conservation - Removals Elevation - South
AH430	Conservation - Proposed Elevation - East & West
AH431	Conservation - Proposed Elevation - North
AH432	Conservation - Proposed Elevation - South
AH500	Details



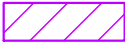
CONSERVATION LEGEND

X000 CONSERVATION KEYNOTE

GENERAL NOTES

- G001 ALL DIMENSIONS, AREAS, LOCATIONS OF THE PROPOSED CONSERVATION WORK ARE INDICATED FOR GUIDANCE ONLY. THEY REQUIRE VERIFICATION ON SITE.
- G002 CONSERVATION, PROTECTION, STABILIZATION, AND DISMANTLING WORK TO BE CONDUCTED BY AN APPROVED CONTRACTOR.
- G003 THE ARCHITECTURAL HERITAGE (AH) DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ANY AND ALL ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- G004 THE FORMS OF DETERIORATION AND THE PROPOSED CONSERVATION WORK CONDUCTED IN THE AH DRAWINGS ARE BASED ON THE CONDITION ASSESSMENT AND THE SITE PHOTOS TAKEN BY GIAIMO ARCHITECTS ON FEB 4, 2022.
- G005 SEE PROTECTION PLAN IN GIAIMO ARCHITECTS' CONSERVATION PLAN FOR TEMPORARY PROTECTION INFORMATION.

DEMO, REMOVALS, AND SALVAGE



D101 REMOVE EXISTING WINDOW FRAMES AND GLAZING. SALVAGE WOOD FRAMES. DISPOSE OF VINYL WINDOWS.



D103 REMOVE EXISTING CONCRETE STAIR AND METAL GUARDRAIL & HANDRAILS.

D104 NOT USED.  
D105 NOT USED.  
D106 NOT USED.

D107 REMOVE EXISTING FIXTURES, AND APPLIANCES. TO BE DONE BY OTHERS.

D108 NOT USED.

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D205 CAREFULLY REMOVE PORTIONS OF EXISTING BUILDING THAT ARE INDICATED ON THE AH DRAWINGS. VERIFY WITH ARCHITECTURAL AND STRUCTURAL FOR COMPLETE SCOPE OF WORK.

D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.

D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.

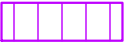
CONSERVATION



C101 INFILL FORMER OPENING (WINDOW OR DOOR) WITH MASONRY UNITS, RECESS 1" FROM EXTERIOR FACE OF EXISTING. BRICK CHARACTERISTICS (COLOUR, SIZE, TEXTURE) TO BE CONFIRMED BY HERITAGE CONSULTANT.

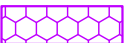


C102 REPLACE DAMAGED AND MISSING BRICKS.



C103 REPAIR PARTIALLY COLLAPSED BUTTRESS.

C104 NOT USED.



C105 OPTION 1: PROVIDE PERFORATED STEEL PANEL ON EXTERIOR, FASTENED TO BRICK ON INSIDE OF WINDOW OPENING. OPTION 2: REFER TO C101. REFER TO AH500 FOR DETAILS FOR PRICING.

C301 NOT USED.



C302 SAND AND PAINT DOOR AND FRAME.

C303 SECURE DOOR FROM INSIDE. TO BE DONE BY OTHERS.



C501 REPAIR EXISTING EAVESTROUGHS AND DOWNSPOUTS. REPLACE AS REQUIRED TO ENSURE PROPER AND CONTINUOUS FLOW. DIRECT FLOW AWAY FROM BUILDING AND ITS FOUNDATIONS.

C502 PROVIDE NEW EXTERIOR LIGHTING. SEE LIGHTING PLAN.


C503 PROVIDE STAINLESS STEEL FRAME 'GHOST' TOWER.

These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing the work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.

NOT FOR CONSTRUCTION		
5	ISSUED FOR REVISED CONSERVATION PLAN	17.01.2024
5	ISSUED FOR CONSERVATION PLAN	09.06.2023
4	ISSUED FOR OWNER REVIEW	02.06.2023
3	ISSUED FOR COORDINATION	14.02.2023
2	ISSUED FOR COORDINATION	27.01.2023
REV	DESCRIPTION	DATE



211 YONGE ST, SUITE 300  
TORONTO, ON M5B 1M4

O. 647 479 4121  
E. info@giaimo.ca

PROJECT NO.  
22001

DRAWING SCALE  
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DRAWING TITLE  
NOTES

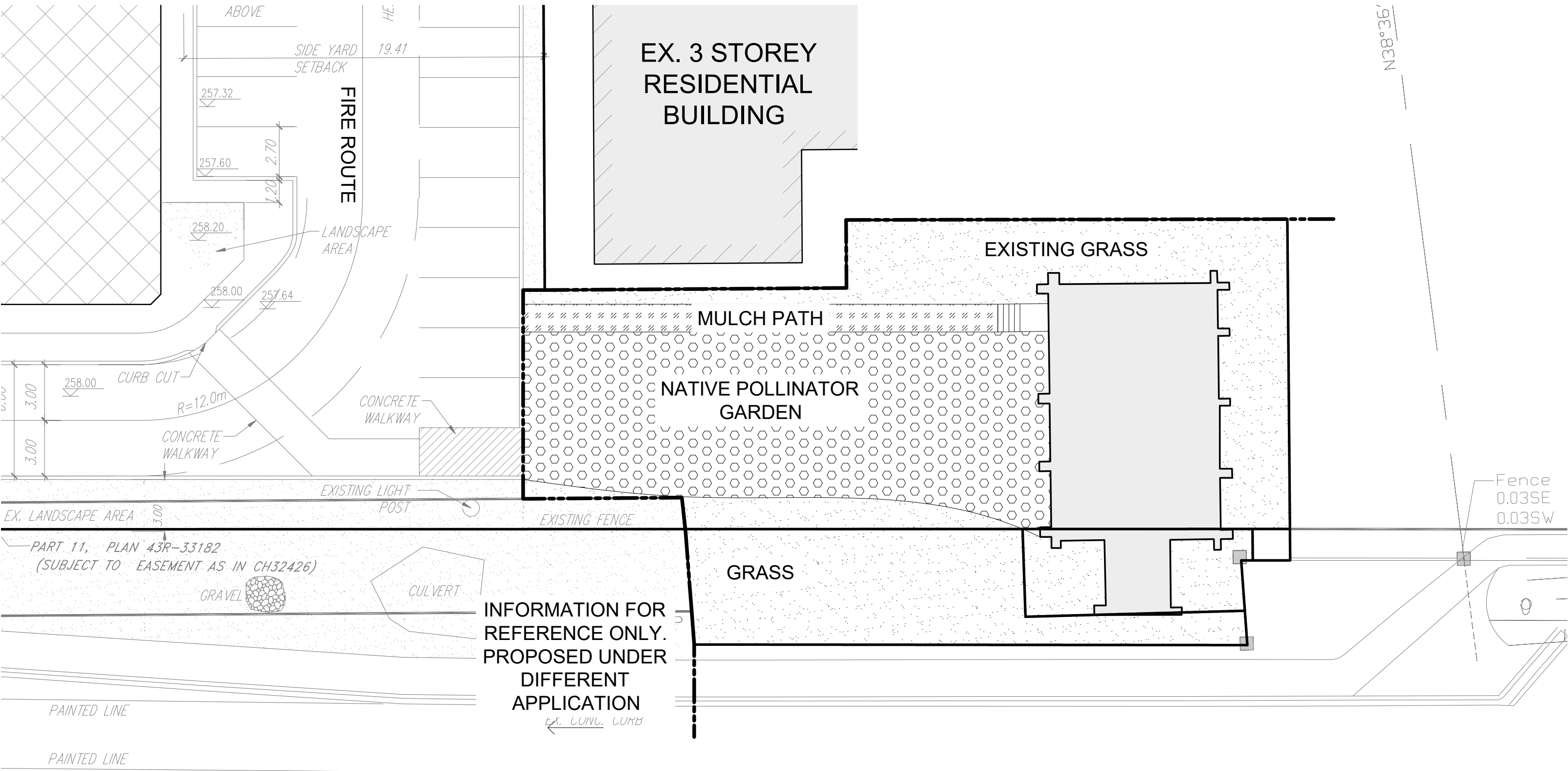
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SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

NORTH ARROW

SHEET NO.

AH001





WIDENING BY INSTR. No 31586

# HURONTARIO STREET

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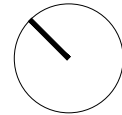
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BRAMPTON, ON L6Z 4P8

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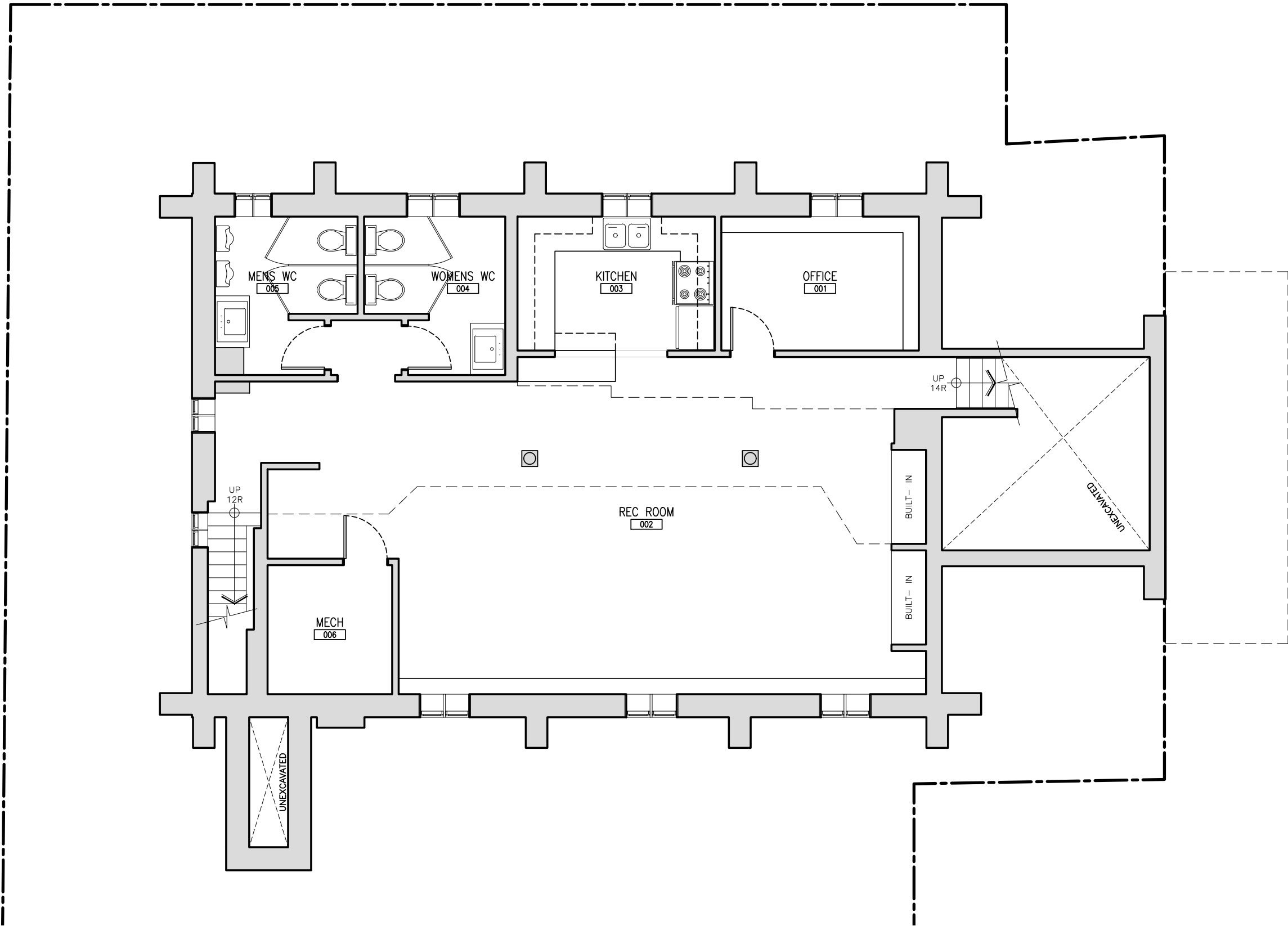
PROPOSED SITE PLAN

NORTH ARROW



SHEET NO.

# AH005



EXISTING PLAN - BASEMENT

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AH100  
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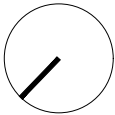
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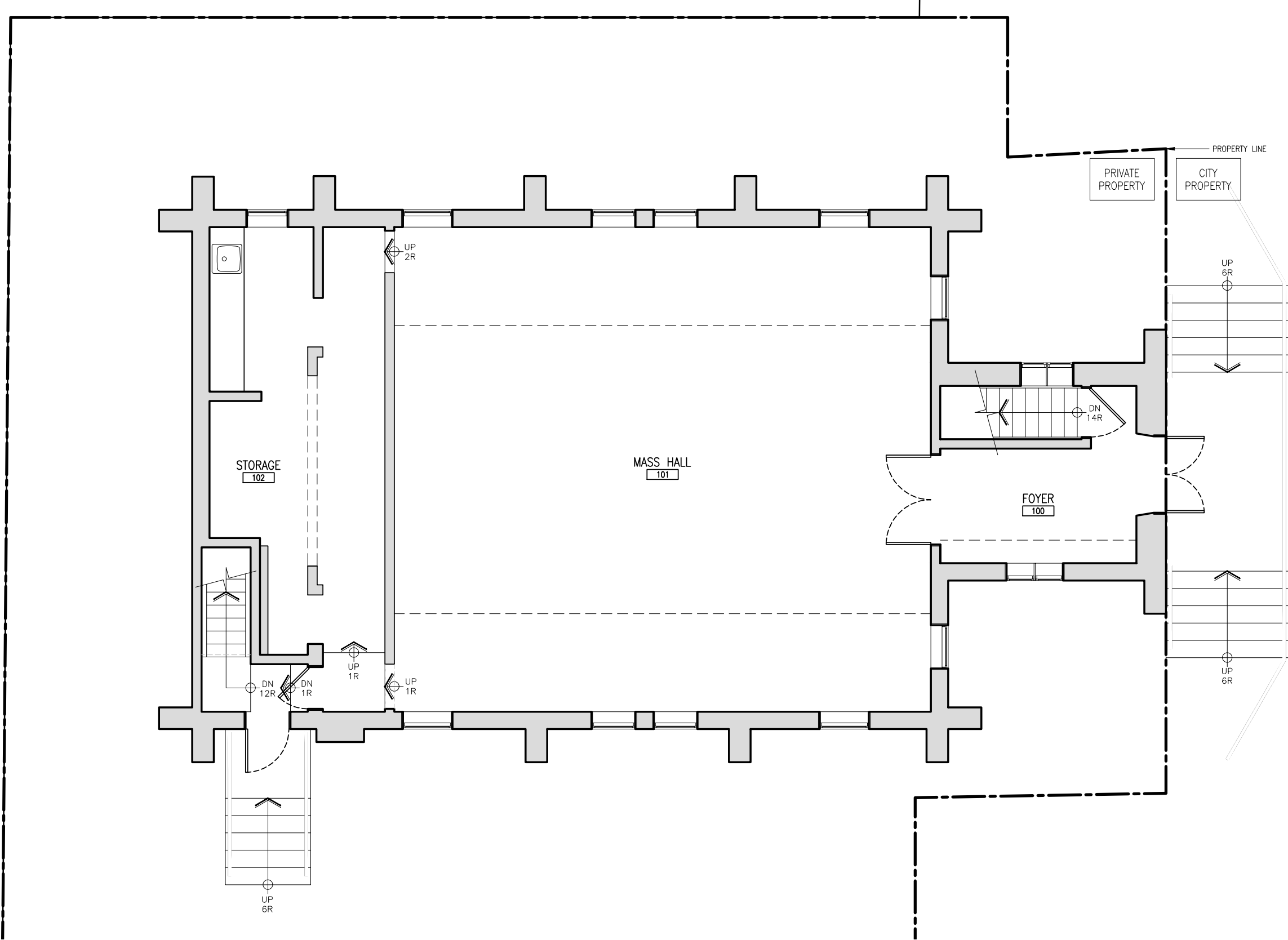
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NORTH ARROW



SHEET NO.

AH100



EXISTING PLAN - GROUND FLOOR

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1:75

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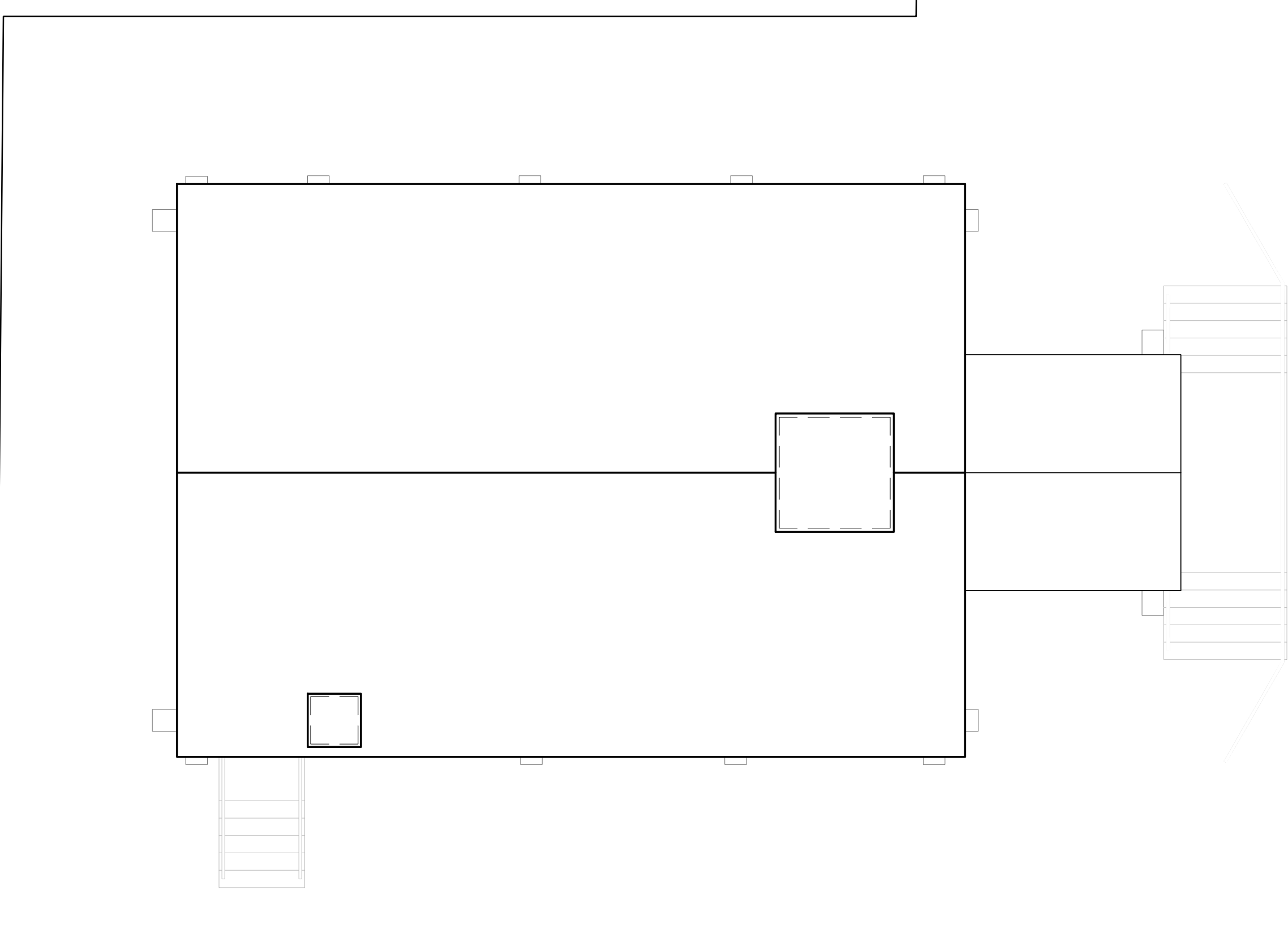
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SHEET NO.

AH101





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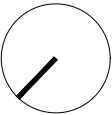
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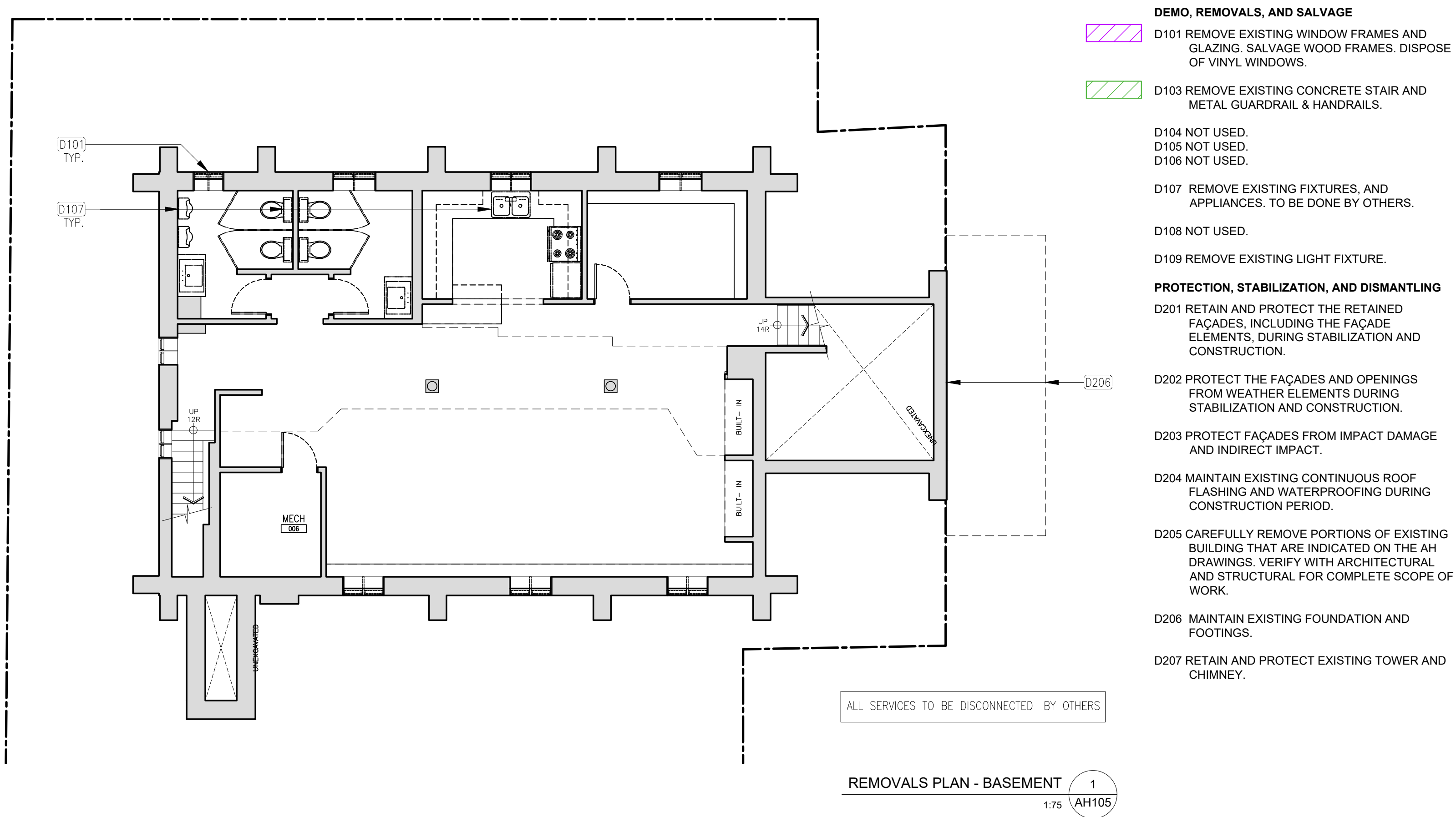
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NORTH ARROW

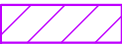


SHEET NO.

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D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.

D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.

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5	ISSUED FOR REVISED CONSERVATION PLAN	17.01.2024
5	ISSUED FOR CONSERVATION PLAN	09.06.2023
4	ISSUED FOR OWNER REVIEW	02.06.2023
3	ISSUED FOR COORDINATION	14.02.2023
2	ISSUED FOR COORDINATION	27.01.2023
REV	DESCRIPTION	DATE

**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

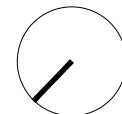
PROJECT NO.  
22001

DRAWING TITLE

REMOVALS PLAN - BASEMENT

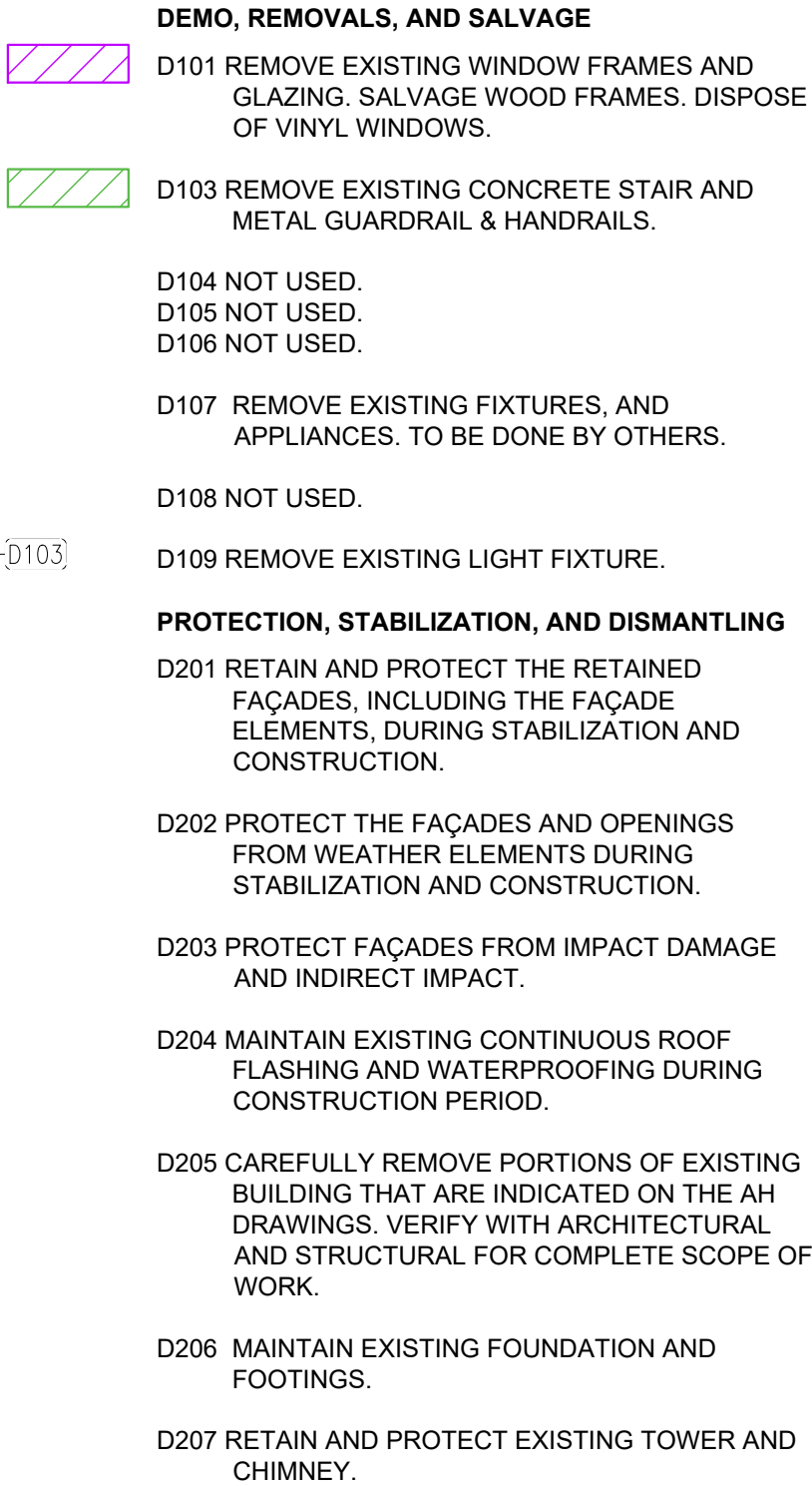
DRAWING SCALE  
1:75

NORTH ARROW



SHEET NO.

AH105



OR 1  
1:75 AH106

AH106

Drawings are not to be scaled for construction.  
Contractor to verify all existing conditions and

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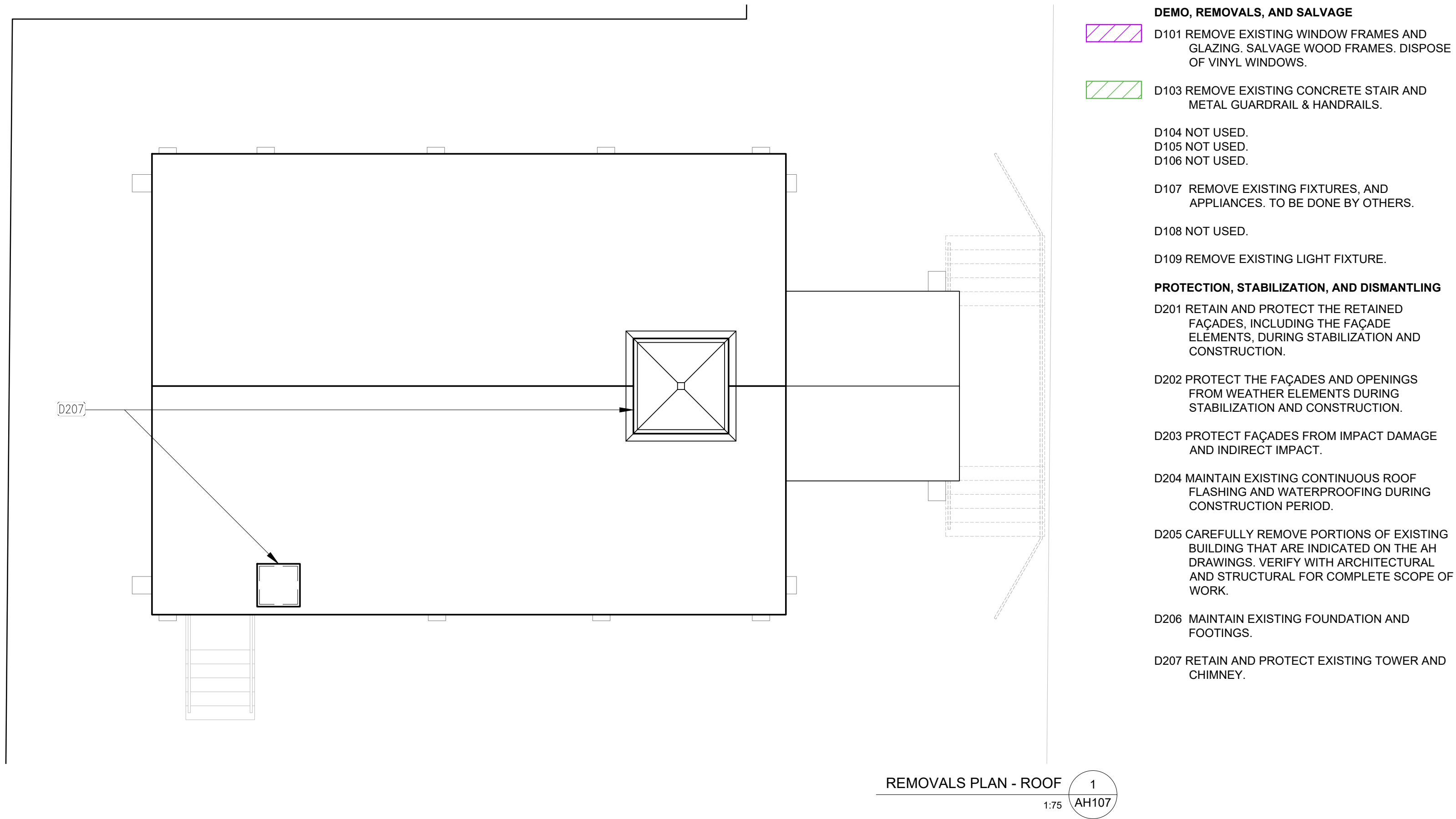
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REV	DESCRIPTION	DATE

## REMOVALS PLAN - GROUND FLOOR

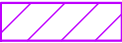

1:75

# AH106





**DEMO, REMOVALS, AND SALVAGE**

-  D101 REMOVE EXISTING WINDOW FRAMES AND GLAZING. SALVAGE WOOD FRAMES. DISPOSE OF VINYL WINDOWS.
-  D103 REMOVE EXISTING CONCRETE STAIR AND METAL GUARDRAIL & HANDRAILS.

- D104 NOT USED.  
D105 NOT USED.  
D106 NOT USED.
- D107 REMOVE EXISTING FIXTURES, AND APPLIANCES. TO BE DONE BY OTHERS.
- D108 NOT USED.
- D109 REMOVE EXISTING LIGHT FIXTURE.

**PROTECTION, STABILIZATION, AND DISMANTLING**

- D201 RETAIN AND PROTECT THE RETAINED FAÇADES, INCLUDING THE FAÇADE ELEMENTS, DURING STABILIZATION AND CONSTRUCTION.
- D202 PROTECT THE FAÇADES AND OPENINGS FROM WEATHER ELEMENTS DURING STABILIZATION AND CONSTRUCTION.
- D203 PROTECT FAÇADES FROM IMPACT DAMAGE AND INDIRECT IMPACT.
- D204 MAINTAIN EXISTING CONTINUOUS ROOF FLASHING AND WATERPROOFING DURING CONSTRUCTION PERIOD.
- D205 CAREFULLY REMOVE PORTIONS OF EXISTING BUILDING THAT ARE INDICATED ON THE AH DRAWINGS. VERIFY WITH ARCHITECTURAL AND STRUCTURAL FOR COMPLETE SCOPE OF WORK.
- D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.
- D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.

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REV	DESCRIPTION	DATE

**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

**SNELGROVE BAPTIST CHURCH**  
**12061 HURONTARIO STREET**  
**BRAMPTON, ON L6Z 4P8**

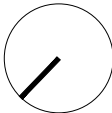
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DRAWING TITLE

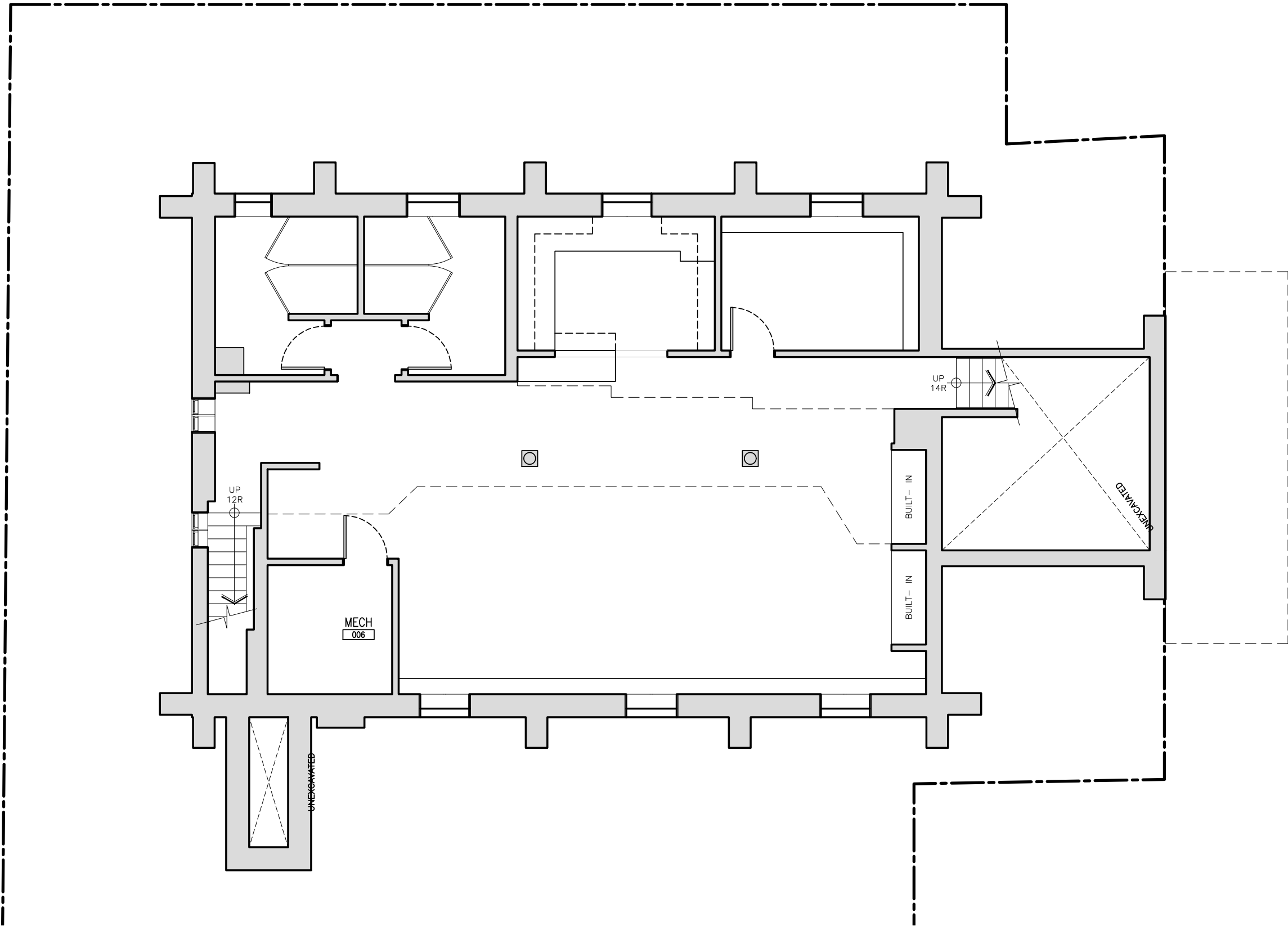
**REMOVALS PLAN - ROOF**

NORTH ARROW



SHEET NO.

**AH107**



PROPOSED PLAN - BASEMENT

1  
AH110

1:75

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REV	DESCRIPTION	DATE

**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

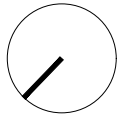
PROJECT NO.  
22001

DRAWING TITLE

PROPOSED PLAN - BASEMENT

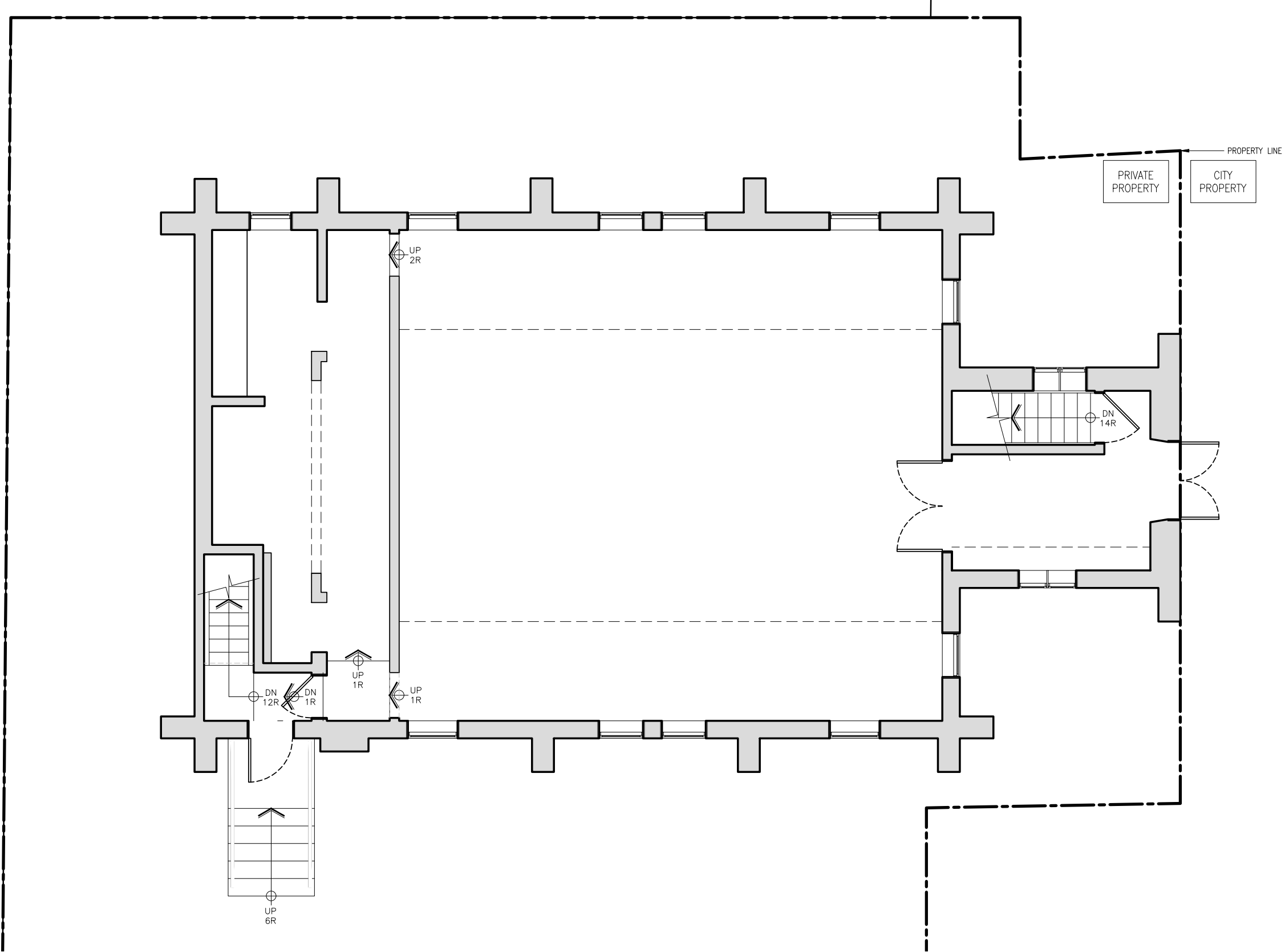
DRAWING SCALE  
1:75

NORTH ARROW



SHEET NO.

AH110



PROPOSED PLAN - GROUND FLOOR

1  
AH111  
1:75

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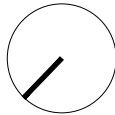
**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO. 22001  
DRAWING SCALE 1:75  
DRAWING TITLE  
PROPOSED PLAN - GROUND FLOOR

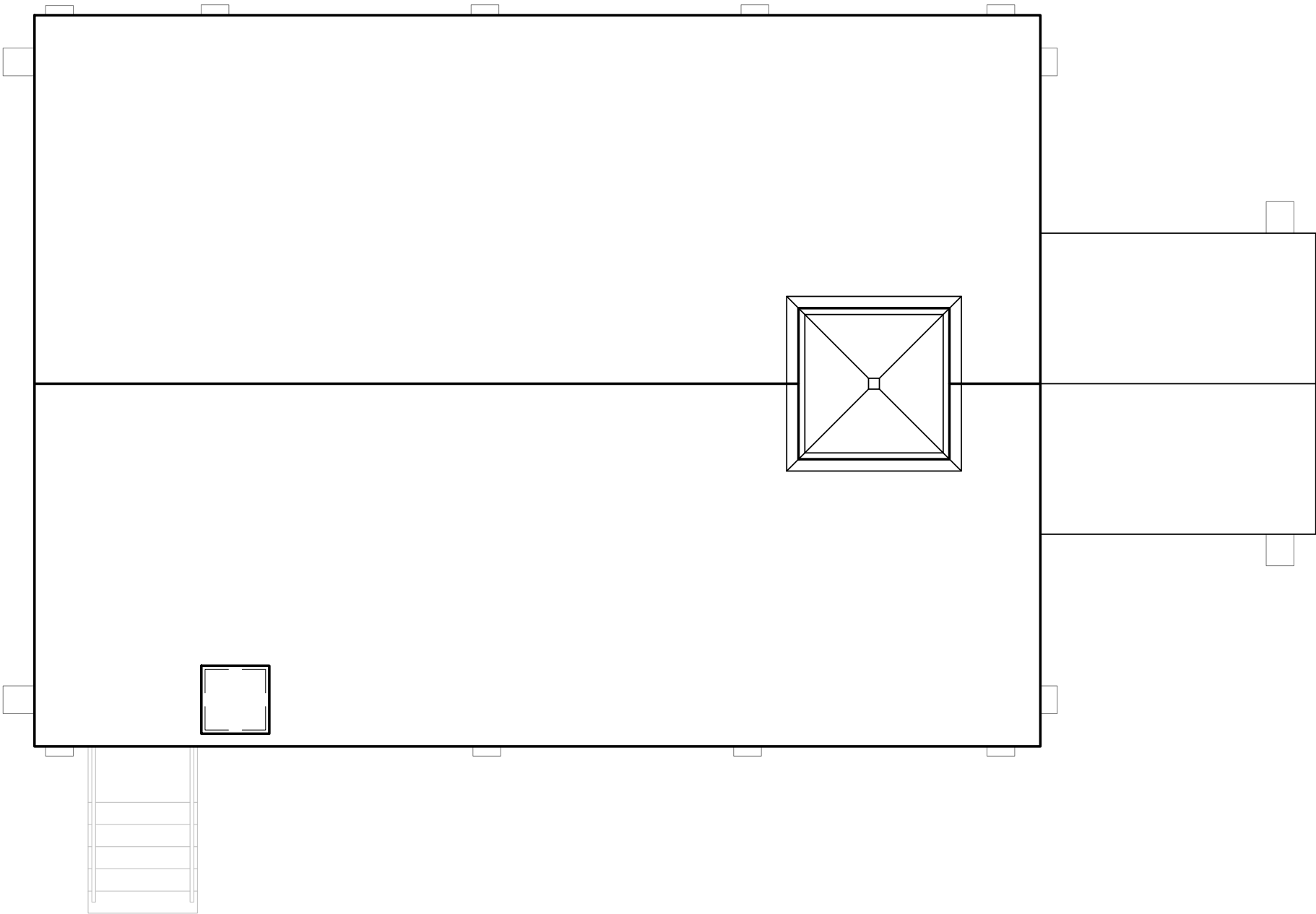
NORTH ARROW



SHEET NO.

AH111





PROPOSED PLAN - ROOF

1  
AH112

1:75

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**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

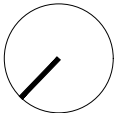
SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO. 22001  
DRAWING SCALE 1:75

DRAWING TITLE

PROPOSED PLAN - ROOF

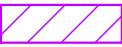
NORTH ARROW



SHEET NO.

AH112

DEMO, REMOVALS, AND SALVAGE



D101 REMOVE EXISTING WINDOW FRAMES AND GLAZING. SALVAGE WOOD FRAMES. DISPOSE OF VINYL WINDOWS.



D103 REMOVE EXISTING CONCRETE STAIR AND METAL GUARDRAIL & HANDRAILS.

D104 NOT USED.  
D105 NOT USED.  
D106 NOT USED.

D107 REMOVE EXISTING FIXTURES, AND APPLIANCES. TO BE DONE BY OTHERS.

D108 NOT USED.

D109 REMOVE EXISTING LIGHT FIXTURE.

PROTECTION, STABILIZATION, AND DISMANTLING

D201 RETAIN AND PROTECT THE RETAINED FAÇADES, INCLUDING THE FAÇADE ELEMENTS, DURING STABILIZATION AND CONSTRUCTION.

D202 PROTECT THE FAÇADES AND OPENINGS FROM WEATHER ELEMENTS DURING STABILIZATION AND CONSTRUCTION.

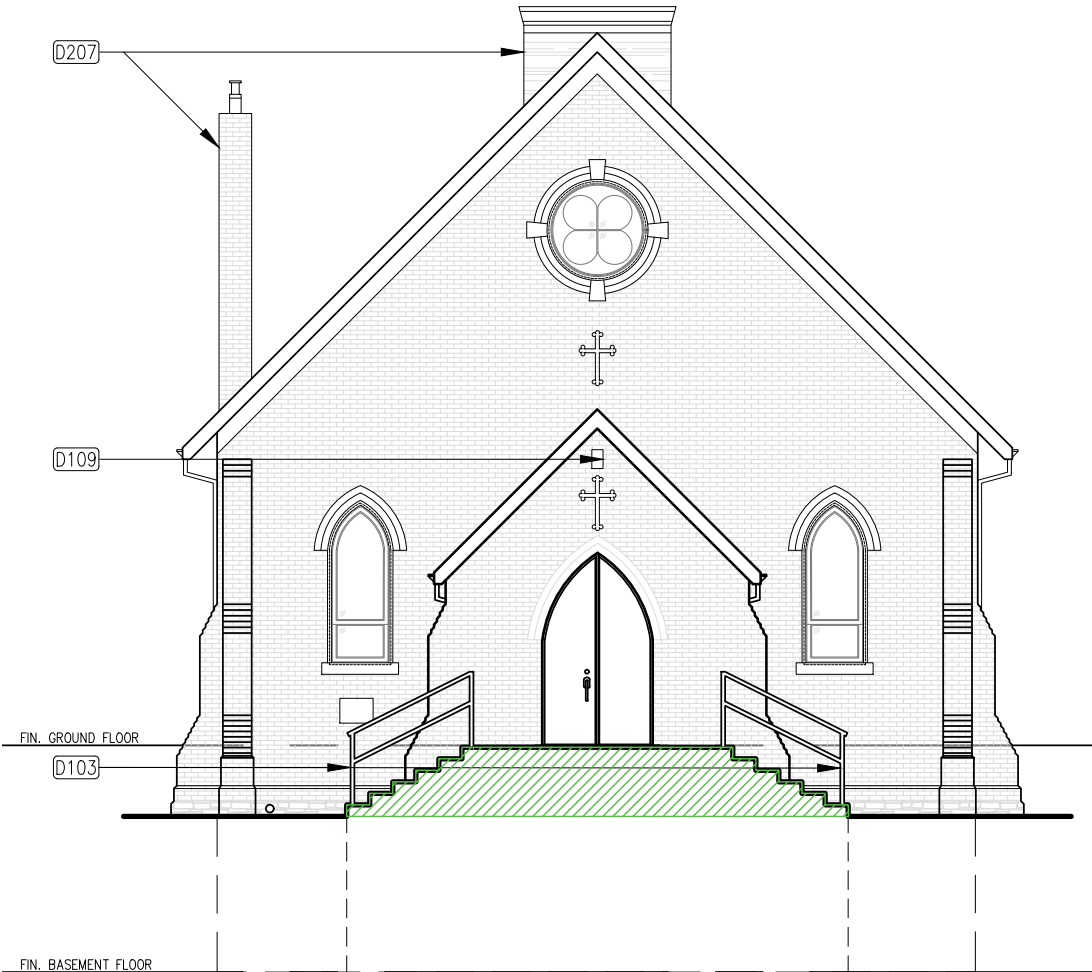
D203 PROTECT FAÇADES FROM IMPACT DAMAGE AND INDIRECT IMPACT.

D204 MAINTAIN EXISTING CONTINUOUS ROOF FLASHING AND WATERPROOFING DURING CONSTRUCTION PERIOD.

D205 CAREFULLY REMOVE PORTIONS OF EXISTING BUILDING THAT ARE INDICATED ON THE AH DRAWINGS. VERIFY WITH ARCHITECTURAL AND STRUCTURAL FOR COMPLETE SCOPE OF WORK.

D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.

D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.

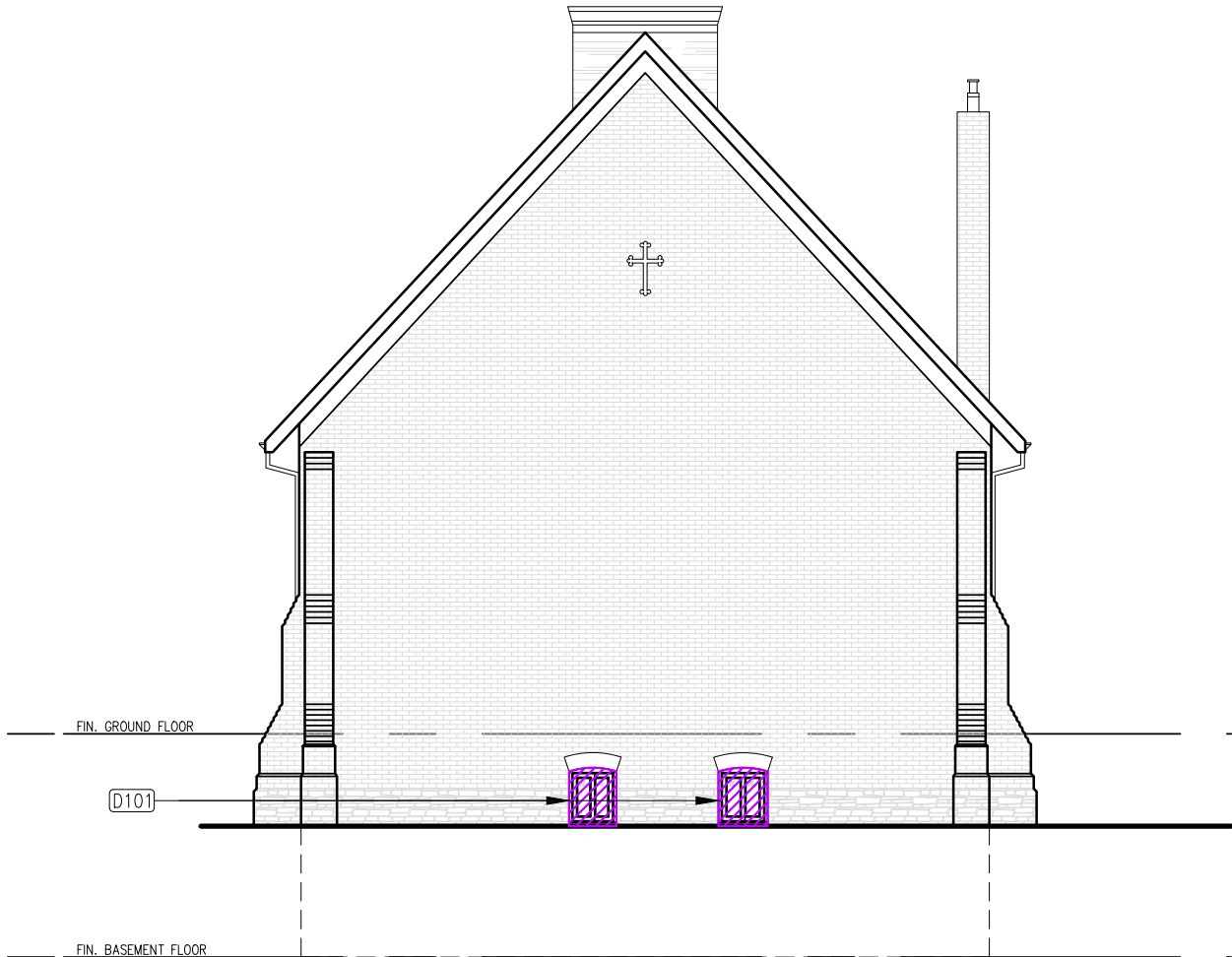


CONSERVATION - DEMOLITION ELEVATION - WEST

1:100

1

AH420



CONSERVATION - DEMOLITION ELEVATION - EAST

1:100

2

AH420

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**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS  
SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO. 22001  
DRAWING SCALE 1:100

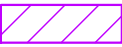
DRAWING TITLE  
CONSERVATION - REMOVALS ELEVATION - EAST & WEST

NORTH ARROW

SHEET NO.

AH420

DEMO, REMOVALS, AND SALVAGE



D101 REMOVE EXISTING WINDOW FRAMES AND GLAZING. SALVAGE WOOD FRAMES. DISPOSE OF VINYL WINDOWS.



D103 REMOVE EXISTING CONCRETE STAIR AND METAL GUARDRAIL & HANDRAILS.

D104 NOT USED.  
D105 NOT USED.  
D106 NOT USED.

D107 REMOVE EXISTING FIXTURES, AND APPLIANCES. TO BE DONE BY OTHERS.

D108 NOT USED.

D109 REMOVE EXISTING LIGHT FIXTURE.

PROTECTION, STABILIZATION, AND DISMANTLING

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D202 PROTECT THE FAÇADES AND OPENINGS FROM WEATHER ELEMENTS DURING STABILIZATION AND CONSTRUCTION.

D203 PROTECT FAÇADES FROM IMPACT DAMAGE AND INDIRECT IMPACT.

D204 MAINTAIN EXISTING CONTINUOUS ROOF FLASHING AND WATERPROOFING DURING CONSTRUCTION PERIOD.

D205 CAREFULLY REMOVE PORTIONS OF EXISTING BUILDING THAT ARE INDICATED ON THE AH DRAWINGS. VERIFY WITH ARCHITECTURAL AND STRUCTURAL FOR COMPLETE SCOPE OF WORK.

D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.

D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.



CONSERVATION - REMOVALS ELEVATION - NORTH

1:100

1

AH421

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**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO.  
22001

DRAWING TITLE

CONSERVATION - REMOVALS ELEVATION - NORTH

DRAWING SCALE  
1:100

NORTH ARROW

SHEET NO.

AH421





**DEMO, REMOVALS, AND SALVAGE**

- D101 REMOVE EXISTING WINDOW FRAMES AND GLAZING. SALVAGE WOOD FRAMES. DISPOSE OF VINYL WINDOWS.**
- D103 REMOVE EXISTING CONCRETE STAIR AND METAL GUARDRAIL & HANDRAILS.**

D104 NOT USED.  
D105 NOT USED.  
D106 NOT USED.

D107 REMOVE EXISTING FIXTURES, AND APPLIANCES. TO BE DONE BY OTHERS.

D108 NOT USED.

D109 REMOVE EXISTING LIGHT FIXTURE.

**PROTECTION, STABILIZATION, AND DISMANTLING**

- D201 RETAIN AND PROTECT THE RETAINED FAÇADES, INCLUDING THE FAÇADE ELEMENTS, DURING STABILIZATION AND CONSTRUCTION.**
- D202 PROTECT THE FAÇADES AND OPENINGS FROM WEATHER ELEMENTS DURING STABILIZATION AND CONSTRUCTION.**
- D203 PROTECT FAÇADES FROM IMPACT DAMAGE AND INDIRECT IMPACT.**
- D204 MAINTAIN EXISTING CONTINUOUS ROOF FLASHING AND WATERPROOFING DURING CONSTRUCTION PERIOD.**
- D205 CAREFULLY REMOVE PORTIONS OF EXISTING BUILDING THAT ARE INDICATED ON THE AH DRAWINGS. VERIFY WITH ARCHITECTURAL AND STRUCTURAL FOR COMPLETE SCOPE OF WORK.**
- D206 MAINTAIN EXISTING FOUNDATION AND FOOTINGS.**
- D207 RETAIN AND PROTECT EXISTING TOWER AND CHIMNEY.**

CONSERVATION - REMOVALS ELEVATION - SOUTH

1

AH422

1:100

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211 YONGE ST, SUITE 300  
TORONTO, ON M5B 1M4

O. 647 479 4121  
E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO.  
22001

DRAWING SCALE  
1:100

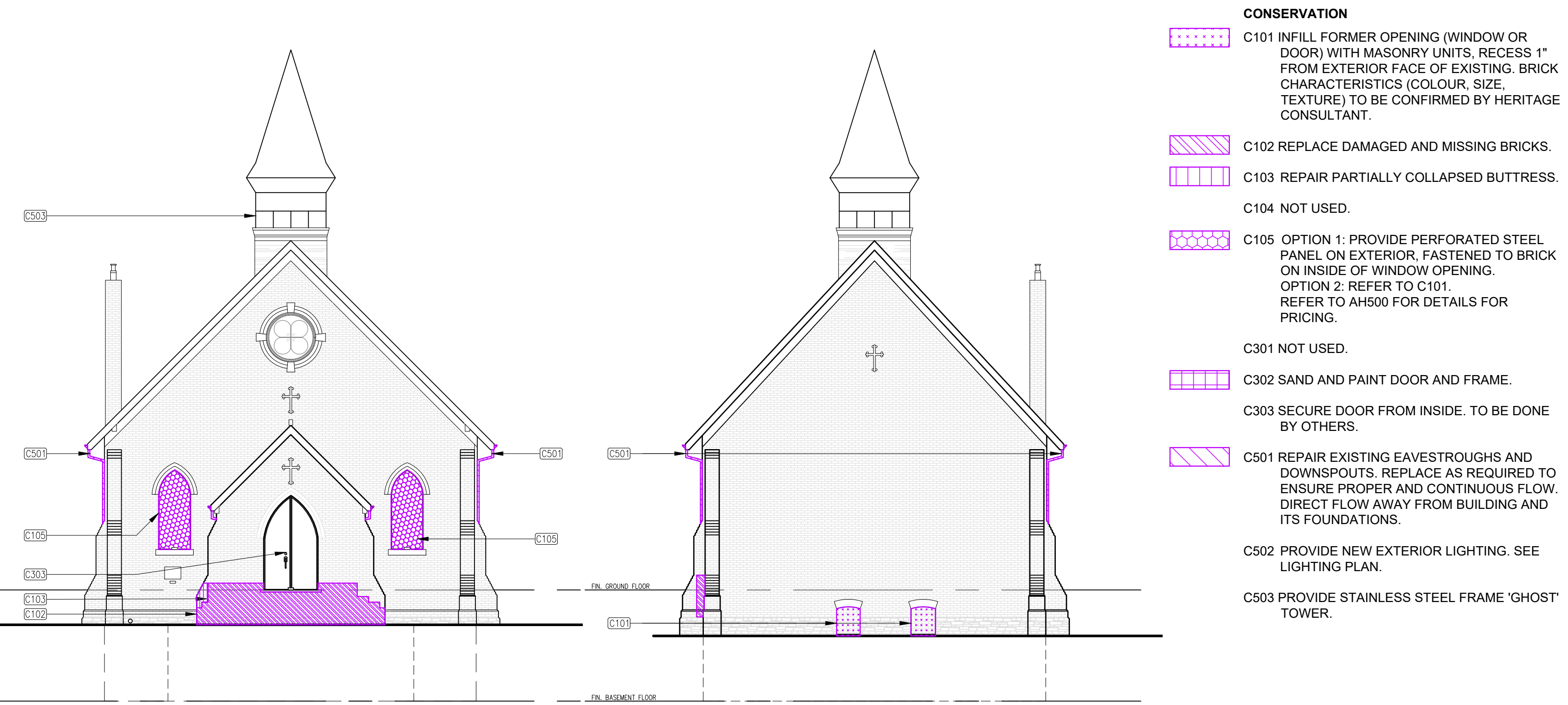
DRAWING TITLE

CONSERVATION - REMOVALS ELEVATION - SOUTH

NORTH ARROW

SHEET NO.

AH422



CONSERVATION

- C101 INFILL FORMER OPENING (WINDOW OR DOOR) WITH MASONRY UNITS, RECESS 1" FROM EXTERIOR FACE OF EXISTING. BRICK CHARACTERISTICS (COLOUR, SIZE, TEXTURE) TO BE CONFIRMED BY HERITAGE CONSULTANT.
- C102 REPLACE DAMAGED AND MISSING BRICKS.
- C103 REPAIR PARTIALLY COLLAPSED BUTTRESS.
- C104 NOT USED.
- C105 OPTION 1: PROVIDE PERFORATED STEEL PANEL ON EXTERIOR, FASTENED TO BRICK ON INSIDE OF WINDOW OPENING. OPTION 2: REFER TO C101. REFER TO AH500 FOR DETAILS FOR PRICING.
- C301 NOT USED.
- C302 SAND AND PAINT DOOR AND FRAME.
- C303 SECURE DOOR FROM INSIDE. TO BE DONE BY OTHERS.
- C501 REPAIR EXISTING EAVESTROUGHS AND DOWNSPOUTS. REPLACE AS REQUIRED TO ENSURE PROPER AND CONTINUOUS FLOW. DIRECT FLOW AWAY FROM BUILDING AND ITS FOUNDATIONS.
- C502 PROVIDE NEW EXTERIOR LIGHTING. SEE LIGHTING PLAN.
- C503 PROVIDE STAINLESS STEEL FRAME 'GHOST' TOWER.

CONSERVATION - PROPOSED ELEVATION - WEST

1:100

1

AH430

CONSERVATION - PROPOSED ELEVATION - EAST

1:100

2

AH430

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**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO. 22001  
DRAWING SCALE 1:100

DRAWING TITLE

CONSERVATION - PROPOSED ELEVATION - EAST  
& WEST

NORTH ARROW

SHEET NO.

AH430



CONSERVATION

- C101 INFILL FORMER OPENING (WINDOW OR DOOR) WITH MASONRY UNITS, RECESS 1" FROM EXTERIOR FACE OF EXISTING. BRICK CHARACTERISTICS (COLOUR, SIZE, TEXTURE) TO BE CONFIRMED BY HERITAGE CONSULTANT.
- C102 REPLACE DAMAGED AND MISSING BRICKS.
- C103 REPAIR PARTIALLY COLLAPSED BUTTRESS.
- C104 NOT USED.
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- C301 NOT USED.
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- C303 SECURE DOOR FROM INSIDE. TO BE DONE BY OTHERS.
- C501 REPAIR EXISTING EAVESTROUGHES AND DOWNSPOUTS. REPLACE AS REQUIRED TO ENSURE PROPER AND CONTINUOUS FLOW. DIRECT FLOW AWAY FROM BUILDING AND ITS FOUNDATIONS.
- C502 PROVIDE NEW EXTERIOR LIGHTING. SEE LIGHTING PLAN.
- C503 PROVIDE STAINLESS STEEL FRAME 'GHOST' TOWER.

CONSERVATION - PROPOSED ELEVATION - NORTH

1  
AH431

1:100

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NOT FOR CONSTRUCTION		
5	ISSUED FOR REVISED CONSERVATION PLAN	17.01.2024
5	ISSUED FOR CONSERVATION PLAN	09.06.2023
4	ISSUED FOR OWNER REVIEW	02.06.2023
3	ISSUED FOR COORDINATION	14.02.2023
2	ISSUED FOR COORDINATION	27.01.2023
REV	DESCRIPTION	DATE

**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121 PROJECT NO. 22001  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

DRAWING SCALE  
1:100

DRAWING TITLE

CONSERVATION - PROPOSED ELEVATION - NORTH

NORTH ARROW

SHEET NO.

AH431



**CONSERVATION**

C101 INFILL FORMER OPENING (WINDOW OR DOOR) WITH MASONRY UNITS, RECESS 1" FROM EXTERIOR FACE OF EXISTING. BRICK CHARACTERISTICS (COLOUR, SIZE, TEXTURE) TO BE CONFIRMED BY HERITAGE CONSULTANT.

C102 REPLACE DAMAGED AND MISSING BRICKS.

C103 REPAIR PARTIALLY COLLAPSED BUTTRESS.

C104 NOT USED.

C105 OPTION 1: PROVIDE PERFORATED STEEL PANEL ON EXTERIOR, FASTENED TO BRICK ON INSIDE OF WINDOW OPENING. OPTION 2: REFER TO C101. REFER TO AH500 FOR DETAILS FOR PRICING.

C301 NOT USED.

C302 SAND AND PAINT DOOR AND FRAME.

C303 SECURE DOOR FROM INSIDE. TO BE DONE BY OTHERS.

C501 REPAIR EXISTING EAVESTROUGHS AND DOWNSPOUTS. REPLACE AS REQUIRED TO ENSURE PROPER AND CONTINUOUS FLOW. DIRECT FLOW AWAY FROM BUILDING AND ITS FOUNDATIONS.

C502 PROVIDE NEW EXTERIOR LIGHTING. SEE LIGHTING PLAN.

C503 PROVIDE STAINLESS STEEL FRAME 'GHOST' TOWER.

**CONSERVATION - PROPOSED ELEVATION - SOUTH**

1:100

1

AH432

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**Giaimo.** 211 YONGE ST, SUITE 300 O. 647 479 4121  
TORONTO, ON M5B 1M4 E. info@giaimo.ca

PROJECT NAME AND ADDRESS

**SNELGROVE BAPTIST CHURCH**  
**12061 HURONTARIO STREET**  
**BRAMPTON, ON L6Z 4P8**

PROJECT NO. **22001**

DRAWING SCALE **1:100**

DRAWING TITLE

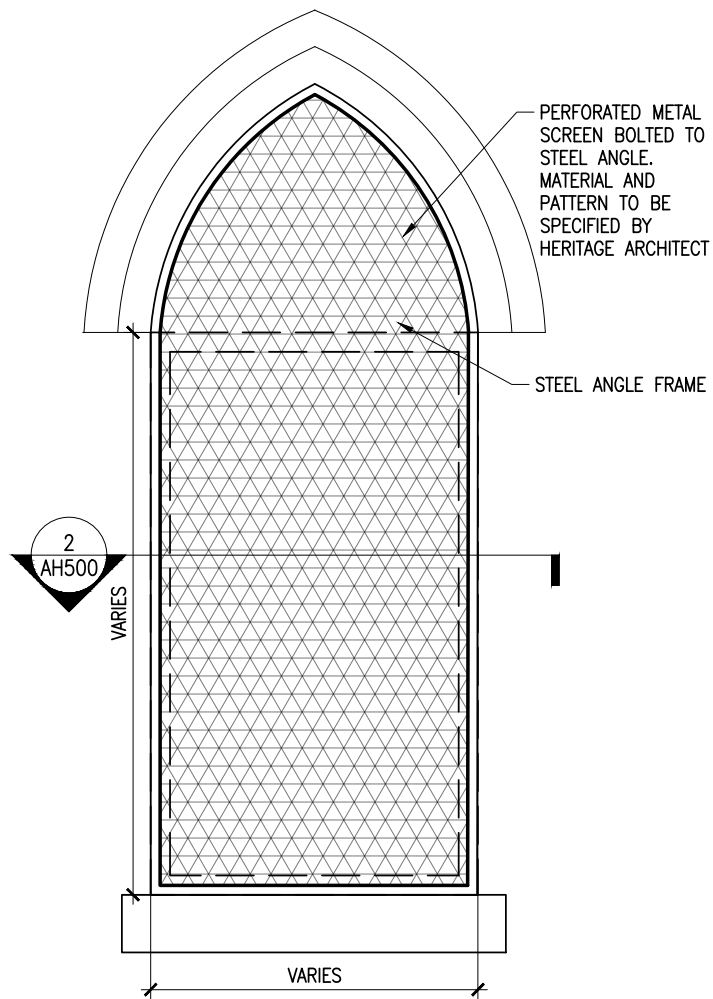
**CONSERVATION - PROPOSED ELEVATION - SOUTH**

NORTH ARROW

SHEET NO.

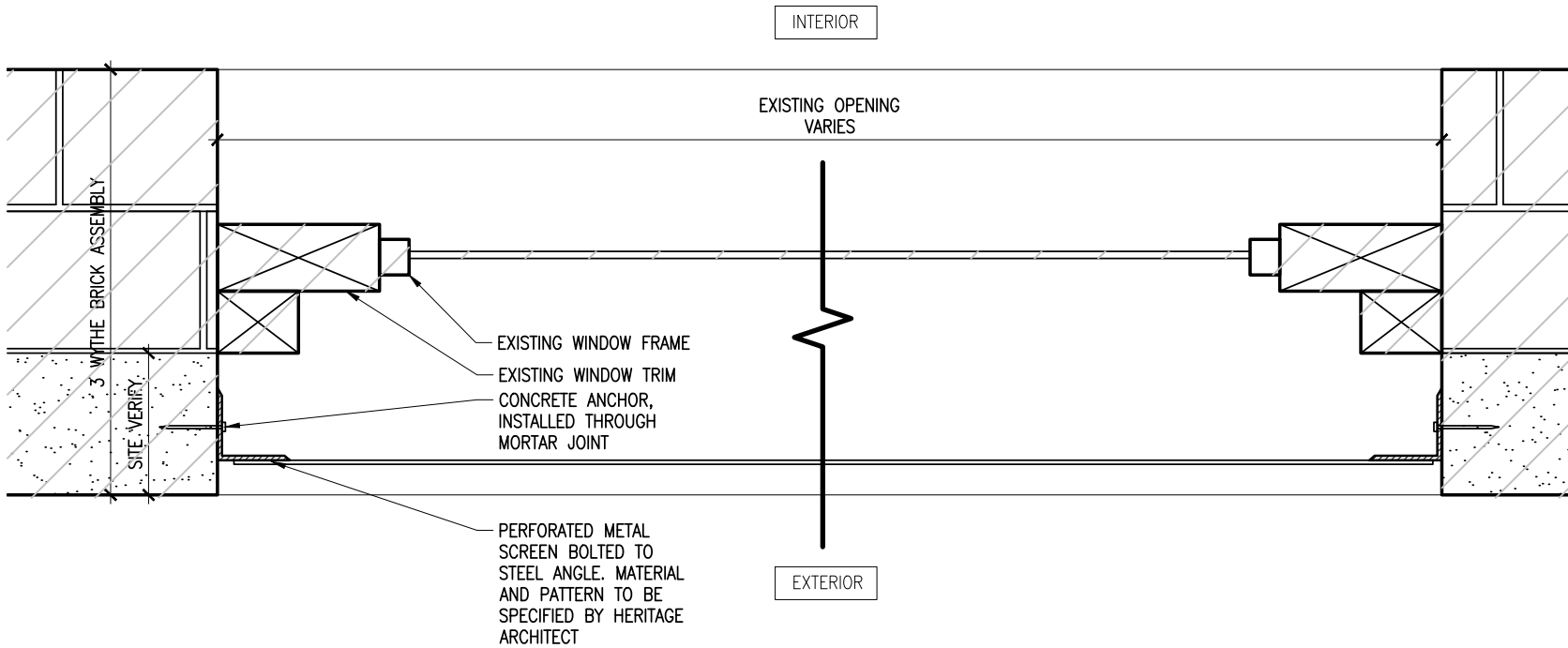
**AH432**





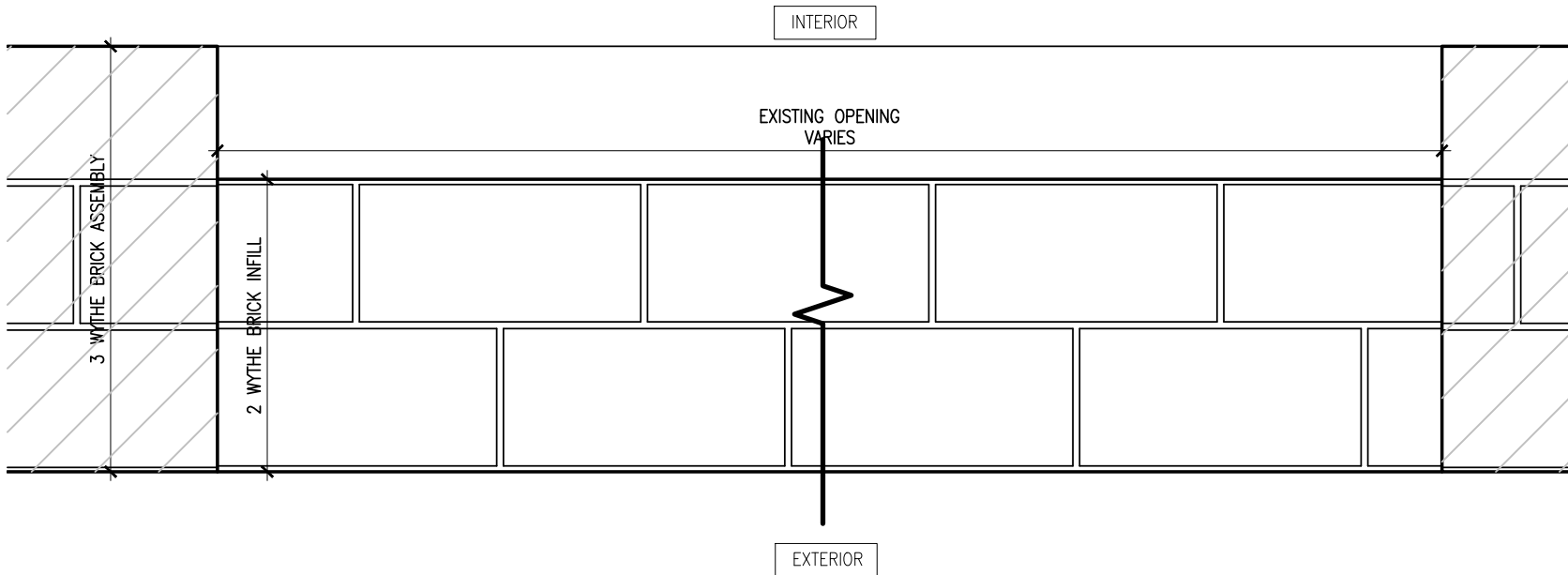
PERFORATED METAL SCREENS AT EXISTING GROUND FLOOR WINDOWS

1:20  
3  
AH500



PERFORATED METAL SCREENS AT EXISTING GROUND FLOOR WINDOWS

1:5  
2  
AH500



BRICK INFILL AT EXISTING GROUND FLOOR WINDOWS

1:5  
1  
AH500

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PROJECT NAME AND ADDRESS

SNELGROVE BAPTIST CHURCH  
12061 HURONTARIO STREET  
BRAMPTON, ON L6Z 4P8

PROJECT NO.  
22001

DRAWING TITLE

DETAILS

DRAWING SCALE  
VARIOUS

NORTH ARROW

SHEET NO.

AH500

# B - HERITAGE DESIGNATION BY-LAW



THE CORPORATION OF THE CITY OF BRAMPTON

## BY-LAW

Number 30 - 2018

To designate the property at  
12061 Hurontario Street as  
being of cultural heritage value  
or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, ("*Ontario Heritage Act*") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS Council has consulted with the Brampton Heritage Board regarding designation of the property as described in this by-law;

AND WHEREAS a Notice of Intention to Designate has been published and served in accordance with the *Act*;

AND WHEREAS the Notice of Objection filed by the property owner has been withdrawn;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. The property at 12061 Hurontario Street, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 12061 Hurontario Street and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

**By-law Number** 30 - 2018

ENACTED and PASSED this 21<sup>st</sup> day of February, 2018.

Approved as to  
form.

2018/01/25

[N. Kotecha]

Approved as to  
content.

2018/Jan/25

[David Waters]

  
\_\_\_\_\_  
Linda Jeffrey, Mayor

  
\_\_\_\_\_  
Peter Fay, City Clerk

## **SCHEDULE "A" TO BY-LAW 30-2018**

### **LEGAL DESCRIPTION**

PT LT 18 CON 1 EHS (CHING) DESIGNATED AS PARTS 1, 2, 3, 7, 8, 10, 11, 20  
& 21 PL 43R33182; CITY OF BRAMPTON

PIN: 14235-2146 (LT)



## SCHEDULE "B" TO BY-LAW 30-2018

### DESCRIPTION OF PROPERTY:

The property at 12061 Hurontario Street (former Snelgrove Baptist Church) is located on the east side of Hurontario Street north of Mayfield Road. The former church is on the same property that contains the Snelgrove Apartments, a four-storey apartment that caters to seniors and persons with special needs. Snelgrove Apartments is located next door to the newly built Coptic Orthodox Church of Archangel Michael & St. Tekla.

### SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 12061 HURONTARIO STREET:

#### *Design/Physical Value*

The building at 12061 Hurontario Street, known originally as the Snelgrove Baptist Church, was built in 1904 on the site of an earlier frame church. The one-and-a-half storey building is of rectangular plan, faced in red brick in common bond, and on a fieldstone foundation. Designed in the typical Ontario vernacular style for religious structures, the church also features Gothic Revival architectural influence. Gothic Revival architecture was very popular in Ontario, and was the most common style for religious buildings in the mid- to late 19th century. Common features of the style exhibited on the former Baptist church include a steeply pitched gable roof, pointed arch door and windows, buttresses, and quatrefoil window. The building also has a charming squat wooden bell tower with pillars, balustrade and frieze. To the north of the main entrance is a corner stone stating "Baptist Church 1904" marking the date that construction began on the church.

#### *Historical/Associative Value:*

The Snelgrove Baptist Church is associated with the Village of Snelgrove, which grew from the intersection of Hurontario Street (Hwy 10) and Mayfield Road. The history of the settlement in the Snelgrove area dates back to 1826 when Andrew Ranzire came to live there following the completion of the survey for the north half of Toronto Township and all of Chinguacousy Township in 1819. Hurontario Street, which bisected the new survey, was soon lined with planks and provided easy access for settlers to the port at the mouth of the Credit River. Snelgrove was then known as Edmonton after an early settler's hometown, and became a small commercial center in the 1820s and 1830s. The name change was the result of growing confusion between Edmonton, Alberta.

By 1840, the first Baptist Church building was built on the southeast corners of Fifteen Side Road and Hurontario Street on the property of John Watson. It was said to have been an "exceptionally built" brick church. Soon after the building of the church, a "good Sunday school" was organized. In the following years, the church prospered and many conversions and baptisms took place. By 1861, the church had outgrown its original building and land for a new church was purchased to the north of the village from Barthelmess Snell. This church was described as a "fine structure" built of frame with a roughcast exterior and was almost as large as the present building.

Although the congregation was housed in the frame church built in 1861, the first church continued to be occupied for several years as it house meetings of

Wesleyan Methodists and a separate Baptist congregation formed in 1861 as a result of a schism in the church over views towards communion. Eventually, because of further reorganization of the Baptist community, the first church was abandoned and demolished. The site of the former churchyard is marked by the Zion Cemetery, a pioneer cemetery that continues to reflect the history of the first church in its location on the southeast corner of Hurontario Street and Conservation Drive.

By 1904, the frame church used for over forty years was found to be no longer adequate for the needs of the congregation. As a result, it was decided that a new brick church would be built on the site of the frame church. According to the proceedings of the Guelph District Baptist Association in 1905, "[g]reat liberty was shown by the people in providing the means for the building" in terms of time, labour, and donations. On August 23, 1904, a ceremony was held to celebrate the laying of the corner stone of the new church by Mr. John Smith, M.P.P. for Brampton. On January 1 1905, the present brick church was opened for worship. The opening services were in charge of J. O'Neil of Paisley (Caledon East), and the congregation at this time included 37 members. Throughout its history, a number of long established local families, including the Snells, Watsons, Lighthearts, Newhouses, Pawleys, Groats, Earngseys, and Bridies, attended the church.

The congregation reached its peak in 1914 with 51 members. The number declined steadily after that, as many people left to serve in the First World War. In 1946, the Snelgrove Baptist Church was forced to close its doors. The church reopened on July 11, 1959, only to close a few years later.

*Contextual Value:*

The former Snelgrove Baptist Church also holds contextual value as a landmark building along Hurontario Street. The building is a reminder of the former village, and the valuable contribution of the Baptist church congregation to the village of Snelgrove of Chinguacousy Township. The property forms part of an important historical grouping, together with several scattered residential building of the village.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Ontario Vernacular architecture with Gothic Revival influence
- Red masonry construction in the common bond
- Fieldstone foundation
- Cornerstone with the inscription "Baptist Church 1904"
- Pointed arch window openings
- Pointed arch main entrance door
- Stone sills
- Wood soffit
- Exposed roof supports
- Heavy-stepped brick buttresses
- Quatrefoil window above main entrance
- Brick chimney with ornamentation

**By-law Number 30 - 2018**

- Association with the village of Snelgrove (formerly Edmonton)
- Associated with the Baptist congregation of Snelgrove
- Landmark status along Hurontario Street

## C - PROJECT PERSONNEL

**Giaimo**, established in 2015, is a Toronto-based architecture firm integrating design and heritage conservation. We specialize in developing contextual and creative solutions within existing buildings, fostering environmentally, socially, and culturally sustainable places through adaptive reuse, renovations, interventions, and integrating new with old. As architects, designers, and heritage specialists, we have over two decades of experience in all project stages, including research, heritage assessments, feasibility studies, concept design, detailed design, and construction. Collectively our staff of nine have worked on hundreds of projects, ranging from housing and offices to museums and community spaces, and have been honoured with numerous awards, including the Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation, the Canadian Architect Awards of Excellence, and the Canadian Association of Heritage Professionals Award. Collaboration is at the core of our studio, and we actively engage in Canada's architectural culture through mentoring, teaching, research, publishing, volunteering, and exhibitions.

**Joey Giaimo**, MRAIC, OAA, CAHP, is founding Principal at Giaimo and brings more than 25 years of experience in the architectural, heritage and engineering professions, including an extensive portfolio in integrating design and conservation. He is a registered Architect (OAA) and a professional member of CAHP. He currently serves on the City of Hamilton's Design Review Panel (DRP) and is co-author of the award winning *Vancouver Matters*, a book that takes a critical stance on the city's acclaimed urbanism. He is also an instructor at the Department of Architectural Science at Toronto Metropolitan University, and has been a visiting critic and thesis advisor for several academic institutions including the University of British Columbia, OCAD University, and the University of Waterloo.

**Ria Al-Ameen**, OAA, CAHP, PMP, is an Associate at Giaimo. She is a Registered Architect (OAA) and a Heritage Professional (CAHP), and project manager with a decade of experience in design and heritage conservation. She completed her Master of Architecture at Toronto Metropolitan University. Over the last seven years at Giaimo, she has worked on several architecture and heritage conservation projects, from concept design through construction administration. She also serves on the Canadian Association of Heritage Professionals Board of Directors (CAHP), chairs the Communications Committee and sits on the Equity and Diversity Taskforce.

**Michelle Bullough**, OAA, is an Architect at Giaimo. She completed her Master of Architecture at the University of Waterloo. During her time at Giaimo, she has worked on a variety of architecture and heritage conservation projects. These include the phased renovation of a 1920s commercial building in Toronto and the assessment for the reuse of heritage properties at an Ontario university campus. Prior to joining Giaimo, she worked at a range architecture, urbanism, and landscape architecture firms in Canada, the USA, and Europe. She collaborated on the adaptive reuse masterplan of a castle and the design of a winter sports education facility.